# \$510,000 - 3117 11 Avenue, Edmonton

MLS® #E4422417

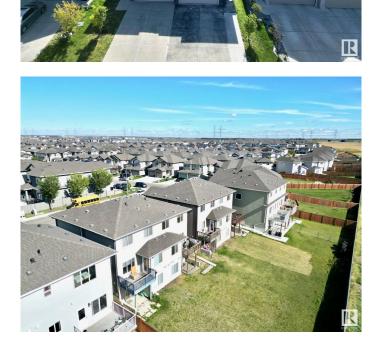
#### \$510,000

4 Bedroom, 3.50 Bathroom, 1,456 sqft Single Family on 0.00 Acres

Laurel, Edmonton, AB

Welcome to this stunning duplex with a double attached garage in the desirable community of LAUREL CROSSING, featuring a FULLY FINISHED WALKOUT BASEMENT with a fully equipped SECOND KITCHEN and SEPARATE LAUNDRY. This beautiful home offers 4 bedrooms and 3.5 bathrooms. The main floor includes a living room, a dining room, an upgraded kitchen with quartz countertops and a walk-in pantry, as well as a convenient half bath. On the second floor, you'll find a spacious primary bedroom with an en-suite, a laundry room, two additional bedrooms, and another full bathroom. The fully developed basement features fourth bedroom, a kitchen, a full bathroom, separate laundry and a family room. Located within walking distance to Svend Hansen School, playgrounds, and bus stops, and just minutes from shopping plazas, Meadows Rec Centre, and major routes like Anthony Henday and Whitemud Drive, this property is a fantastic opportunity for both families and investors.





Built in 2016

#### **Essential Information**

MLS® #	E4422417			
Price	\$510,000			
Bedrooms	4			

Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,456
Acres	0.00
Year Built	2016
Туре	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

## **Community Information**

Address	3117 11 Avenue	
Area	Edmonton	
Subdivision	Laurel	
City	Edmonton	
County	ALBERTA	
Province	AB	
Postal Code	T6T 2C7	

## Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke,
	Nalkout Basement
Parking	Double Garage Attached

## Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-2, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior	Wood, Vinyl						
Exterior Features	Landscaped, Remarks	Playground	Nearby,	Schools,	Shopping	Nearby,	See
Roof	Asphalt Shingles						

ConstructionWood, VinylFoundationConcrete Perimeter

#### **Additional Information**

Date ListedFebruary 21st, 2025Days on Market70ZoningZone 30

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Listing information last updated on May 2nd, 2025 at 7:17pm MDT