

## **\$474,702 - 2809 21a Avenue, Edmonton**

MLS® #E4435581

**\$474,702**

3 Bedroom, 2.50 Bathroom, 1,372 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

IMAGINE HAVING YOUR OWN SPEAK EASY BAR IN THE BASEMENT....THIS PLACE IS FINISHED TOP TO BOTTOM.....GREAT SIZED YARD.....NEW SCHOOL AROUND THE CORNER, TONS OF PARKS AND PATHS.... ~!WELCOME HOME!~ Beautiful front veranda that leads to the foyer with funky tile flooring then great room with gas fireplace and dark hardwood flooring. The gourmet kitchen has classic white cabinetry, stainless steel appliances, eating bar and spacious sunny dining nook. Upstairs you will find three bedrooms including the primary w/ its own en-suite huge windows and of course his and hers closets. Throughout you will find special touches such as extra wide baseboards, upgraded lighting package and fixtures, high efficient tankless hot water heater .. and the list goes on. All this on a quiet street with a south facing backyard. THE BASEMENT HAS IN FLOOR ELECTRIC HEAT, WHAT A COOL REC ROOM, WATCH THE GAMES OR HAVE YOUR FRIENDS OVER TO YOUR BAR!

Built in 2012

### **Essential Information**

MLS® # E4435581

Price \$474,702

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,372
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2809 21a Avenue
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0K2

### Amenities

Amenities	See Remarks
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 9th, 2025
Days on Market	1
Zoning	Zone 30



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