

## \$449,900 - 3315 11 Avenue, Edmonton

MLS® #E4423544

**\$449,900**

3 Bedroom, 3.50 Bathroom, 1,541 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Charming & Spacious Half Duplex in Laurel  
“ Backing Onto Green Space! Welcome to this warm and inviting 2-storey half duplex in the highly sought-after community of Laurel! Offering over 2,200 sq. ft. of LIVING space, this meticulously maintained, smoke-free & pet-free home features a FULLY FINISHED Basement and a HUGE backyard backing onto green space, perfect for privacy and outdoor enjoyment. \*Newly UPGRADED with \*FRESH PAINT, NEW VINAYL plank flooring, LIGHTING fixtures, and freshly shampooed carpets\*, this home is move-in ready! The open-concept main floor boasts a spacious great room, convenient \*2-pc powder room, and modern kitchen with large island and SS appliances. Upstairs, you’ll find 3 generously sized bedrooms, large master suite with ensuite and WIC. The FULLY FINISHED BASEMENT offers additional living space with rec room and 4PC bath. This home has a fully fenced and landscaped yard, direct access to parks, schools, shopping, and more. A must-see in an unbeatable location!

Built in 2017

### Essential Information

MLS® # E4423544

Price \$449,900



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,541         |
| Acres          | 0.00          |
| Year Built     | 2017          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3315 11 Avenue |
| Area        | Edmonton       |
| Subdivision | Laurel         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 0V1        |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Carbon Monoxide Detectors, Deck, No Animal Home, No Smoking Home, HRV System |
| Parking Spaces | 2  |
| Parking        | Single Garage Attached   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Airport Nearby, Landscaped, No Back Lane, Playground Nearby, Public |

|              |  |
|--------------|--|
|              | Transportation, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                         |
| Construction | Wood, Vinyl                              |
| Foundation   | Concrete Perimeter                       |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 1st, 2025 |
| Days on Market | 122             |
| Zoning         | Zone 30         |

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Listing information last updated on June 30th, 2025 at 11:32pm MDT