

## \$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
Type	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, Walkout 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, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	February 21st, 2025
Days on Market	70
Zoning	Zone 30

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 1st, 2025 at 10:47pm MDT