

Courtesy Of Yad Dhillon Of Nationwide Realty Corp

## \$689,900 - 3307 21 Avenue, Edmonton

MLS® #E4424078

### \$689,900

6 Bedroom, 5.00 Bathroom, 2,467 sqft  
Single Family on 0.00 Acres

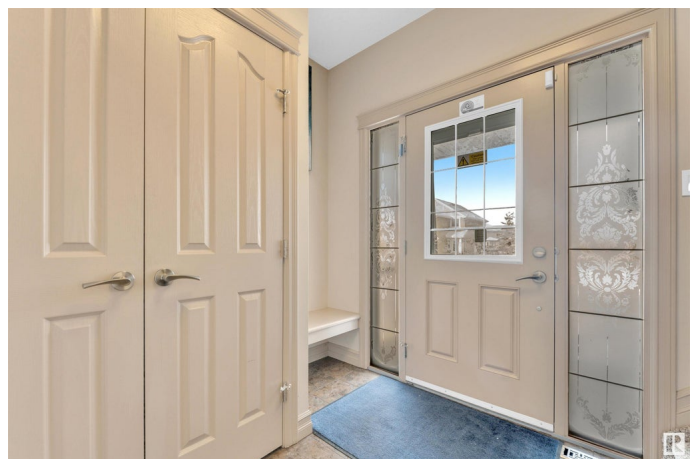
Laurel, Edmonton, AB

Discover the ideal family home in Laurel, perfectly situated facing a PARK and just steps away from the pond. This stunning 2467 sf. residence comes complete with a fully finished BASEMENT featuring a SECOND KITCHEN and separate entrance. Main Floor FULL BED & BATH & SPICE KITCHEN. Loaded with desirable features, including an oversized attached heated double garage, this home offers an open concept layout with hardwood and tile flooring on the main level, 9' ceilings, and a flex room that can be used as a formal dining area, office, or sitting room. The spacious living room boasts a gas fireplace and plenty of natural light from the extra windows. Upstairs, a cozy bonus room with a vaulted ceiling awaits, perfectly positioned within the home. 2 additional bedrooms and a 4pc Jack-n-Jill bath complete the bright and airy upper level. The finished basement includes separate laundry, two full washrooms, two bedrooms, a spacious living area with a second kitchen. Remote-controlled blinds with custom sceneries.

Built in 2014

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4424078  |
| Price  | \$689,900 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 5.00                   |
| Full Baths     | 5                      |
| Square Footage | 2,467                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 and Half Storey      |
| Status         | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 3307 21 Avenue |
| Area        | Edmonton       |
| Subdivision | Laurel         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 0K9        |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Carbon Monoxide Detectors, Detectors Smoke |
| Parking   | Double Garage Attached                     |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dryer, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Airport Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |

Foundation Concrete Perimeter

### **Additional Information**

Date Listed March 4th, 2025

Days on Market 40

Zoning Zone 30

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Listing information last updated on April 13th, 2025 at 4:32am MDT