

# \$779,000 - 3216 11 Avenue, Edmonton

MLS® #E4428644

**\$779,000**

5 Bedroom, 4.00 Bathroom, 2,285 sqft  
Single Family on 0.00 Acres

Laurel, Edmonton, AB

Welcome to your dream home! This custom-built gem in Laurel offers a private green space, a separate entrance to the fully finished basement, and an extended driveway for easy access to all amenities. Inside, you'll find two spacious master bedrooms, ensuring comfort and privacy. The main floor boasts two large living areas with soaring ceilings, a cozy gas fireplace, and 9'™ ceilings throughout. The main floor also includes a bedroom with large windows and a full 3-piece bathroom. The chef's kitchen is a highlight, featuring a large island, gas range, built-in appliances, a corner pantry, and beautiful granite/quartz countertops. The FULLY FINISHED basement two bedrooms, a fully equipped kitchen, and a luxurious home theatre. It's™ perfect for extended family, guests, or even rental potential. Plus, the garage has been renovated with new flooring and cabinets, making it ideal for small gatherings.



Built in 2016

## Essential Information

MLS® #	E4428644
Price	\$779,000
Bedrooms	5
Bathrooms	4.00
Full Baths	4

Square Footage	2,285
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	3216 11 Avenue
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2C5

### **Amenities**

Amenities	Bar, Ceiling 9 ft., Deck, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Secured Parking, Wet Bar, HRV System
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Wine/Beverage Cooler
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Stucco
Exterior Features	Backs Onto Park/Trees, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

## Additional Information

Date Listed April 2nd, 2025

Days on Market 3

Zoning Zone 30

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