

## \$524,900 - 3113 11 Avenue, Edmonton

MLS® #E4431579

**\$524,900**

4 Bedroom, 3.50 Bathroom, 1,449 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

FULLY RENOVATED WALKOUT HOUSE, BACKING TO POND, ideal for first time homebuyers and investors in the most demanding community of LAUREL. Renovated from top to bottom with fully finished basement and 2nd KITCHEN. This home boasts 4 bedrooms & 3.5 bathrooms. Here's the list of upgrades and renovations. NEW FLOORING, QUARTZ THROUGHOUT THE HOUSE, FANCY LIGHTS, BLACK FIXTURES, CEILING TEXTURE, FRESH PAINT AND BRAND NEW BLINDS. Fully landscaped, deck and extra parking in front of the house and much more. A must see home!!!

Built in 2016

### Essential Information

MLS® #	E4431579
Price	\$524,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,449
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Half Duplex



Style	2 Storey
Status	Active

### Community Information

Address	3113 11 Avenue
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2M7

### Amenities

Amenities	Carbon Monoxide Detectors, Deck, No Animal Home, No Smoking Home
Parking	Double Garage Attached
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Microwave Hood Fan, Washer, Window Coverings, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Lake, Landscaped, No Back Lane, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 17th, 2025
Days on Market	3
Zoning	Zone 30

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