

## \$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	107
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 June 16th, 2025 at 9:32am MDT