

## **\$479,900 - 2821 21a Avenue, Edmonton**

MLS® #E4426052

**\$479,900**

3 Bedroom, 3.00 Bathroom, 1,435 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Welcome home to this FULLY FINISHED 2-storey with a DOUBLE GARAGE, NEW CENTRAL A/C & NEW FURNACE in the sought after community of LAUREL! As you walk into this home you will be welcomed by the spacious living room that is warmed by a GAS FIREPLACE! Moving to the kitchen, you will find a CHEFS DREAM with CEILING HIGH WOOD CABINETS, an abundance of counter space, SS appliances, & a PANTRY! Upstairs leads you to your OWNERS RETREAT, with a large walk-in closet, along with a 4pc ensuite, homing a SOAKER TUB & STAND UP SHOWER! Down the hall you will find two more spacious bedrooms, in addition to a 4pc bathroom! The basement of the home is FULLY FINISHED, with a huge recreation area suited for a POOL TABLE, 2pc bathroom, movie room, and laundry room! Outside you will find a great size yard with a cozy deck, and a NEW FENCE! This location cannot be beat as you have public transit at your fingertips, along with shopping, restaurants, schools, and The Meadows Recreation Centre all within walking distance!

Built in 2011

### **Essential Information**

MLS® # E4426052

Price \$479,900





|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 2                      |
| Square Footage | 1,435                  |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 2821 21a Avenue |
| Area        | Edmonton        |
| Subdivision | Laurel          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6T 0K2         |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Deck, Front Porch, No Smoking Home |
| Parking   | Double Garage Detached, Insulated                   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, 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 | Back Lane, Fenced, Low Maintenance Landscape, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby |



|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 17th, 2025 |
| Days on Market | 91               |
| Zoning         | Zone 30          |

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Listing information last updated on June 16th, 2025 at 6:02am MDT