

\$442,900 - 3217 11 Avenue, Edmonton

MLS® #E4462288

\$442,900

3 Bedroom, 2.50 Bathroom, 1,399 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Welcome to this beautiful duplex with a double attached garage in the highly sought-after community of Laurel Crossing. This modern home offers a bright, open layout featuring a stylish kitchen with sleek cabinetry and plenty of storage space. Upstairs, you'll find a spacious bonus room—perfect for family time or a home office—along with a large laundry room for added convenience. Enjoy peaceful views of the green space behind the home, with no back neighbours for extra privacy. The unfinished basement is ready for your personal touch, offering endless possibilities. Ideally located within walking distance to Svend Hansen School, playgrounds, and bus stops, and only minutes from shopping plazas, Meadows Rec Centre, and major routes like Anthony Henday and Whitemud Drive, this property is a fantastic opportunity for families and investors alike. Don't miss your chance to make this home yours!

Built in 2015

Essential Information

MLS® #	E4462288
Price	\$442,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,399
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	3217 11 Avenue
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2C5

Amenities

Amenities	Deck, See Remarks
Parking	Double Garage Attached
Is Waterfront	Yes

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Picnic Area, Playground Nearby, Public Transportation, Schools, Stream/Pond
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed October 16th, 2025
Days on Market 2
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 October 18th, 2025 at 9:02pm MDT