

# \$510,000 - 3117 11 Avenue, Edmonton

MLS® #E4422417

**\$510,000**

4 Bedroom, 3.50 Bathroom, 1,456 sqft  
Single Family on 0.00 Acres

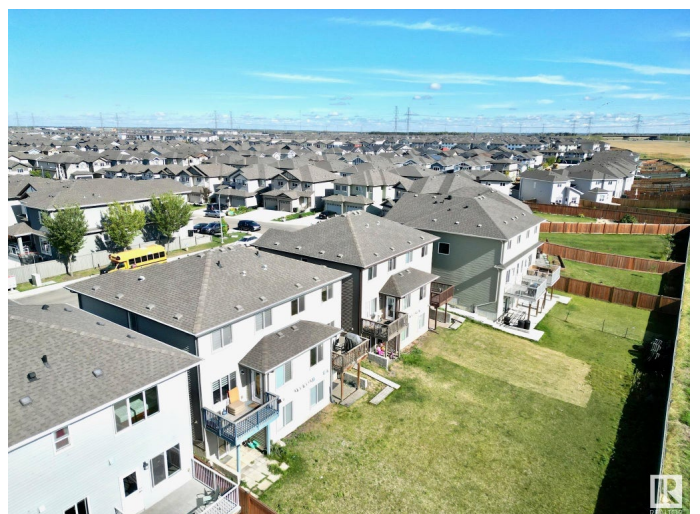
Laurel, Edmonton, AB

Welcome to this stunning duplex with a double attached garage in the desirable community of LAUREL CROSSING, featuring a FULLY FINISHED WALKOUT BASEMENT with a fully equipped SECOND KITCHEN and SEPARATE LAUNDRY. This beautiful home offers 4 bedrooms and 3.5 bathrooms. The main floor includes a living room, a dining room, an upgraded kitchen with quartz countertops and a walk-in pantry, as well as a convenient half bath. On the second floor, you'll find a spacious primary bedroom with an en-suite, a laundry room, two additional bedrooms, and another full bathroom. The fully developed basement features fourth bedroom, a kitchen, a full bathroom, separate laundry and a family room. Located within walking distance to Svend Hansen School, playgrounds, and bus stops, and just minutes from shopping plazas, Meadows Rec Centre, and major routes like Anthony Henday and Whitemud Drive, this property is a fantastic opportunity for both families and investors.

Built in 2016

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4422417  |
| Price    | \$510,000 |
| Bedrooms | 4         |



|                |               |
|----------------|---------------|
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,456         |
| Acres          | 0.00          |
| Year Built     | 2016          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 3117 11 Avenue |
| Area        | Edmonton       |
| Subdivision | Laurel         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 2C7        |

### **Amenities**

|           |                                                                                   |
|-----------|-----------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Walkout Basement |
| Parking   | Double Garage Attached                                                            |

### **Interior**

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                              |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating           | Forced Air-2, Natural Gas                                                                                                     |
| Stories           | 3                                                                                                                             |
| Has Basement      | Yes                                                                                                                           |
| Basement          | Full, Finished                                                                                                                |

### **Exterior**

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                          |
| Exterior Features | Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                     |

Construction Wood, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed February 21st, 2025  
Days on Market 41  
Zoning Zone 30

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Listing information last updated on April 3rd, 2025 at 10:17am MDT