

# \$899,900 - 3308 11 Avenue, Edmonton

MLS® #E4399547

**\$899,900**

6 Bedroom, 3.50 Bathroom, 2,851 sqft  
Single Family on 0.00 Acres

Laurel, Edmonton, AB

Fully finished Nest situated in Laurel. Lavish finishings with exterior stucco, dark garage door, high double door entry greets you to open to above living room and formal dining room. Picture perfect central stairs. Main floor bedroom 3 piece bathroom. Living room has gas fireplace, large windows looking at the huge backyard adjacent to green space. Total 6 BDRM & 5.5 BATHROOMS. Kitchen is chef's dream with commercial grade Fridge, granite island, eye catching backsplash and chimney, gas cook top, built in microwave and oven, and YES SPICE KITCHEN with another sink and second GAS STOVE+ PANTRY. Upstairs master bedroom with walk in closet, double sink 5 piece en suite, 2nd bedroom attached to a 4 piece ensuite. Basement is tastefully FINISHED WITH SEPARATE ENTRY - Bedroom+ 3 piece en suite, other half bathroom, living room, newly added Kitchen, Theatre room to enjoy with family. ceiling fan, chandelier, built in speakers on deck, Stucco and many more features. Easy access to Anthony Henday, 17 ST & EIA.

Built in 2017

## Essential Information

MLS® #	E4399547
Price	\$899,900



Bedrooms	6
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,851
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	3308 11 Avenue
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2C5

### **Amenities**

Amenities	Ceiling 9 ft., No Animal Home, No Smoking Home
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Playground Nearby, Public Swimming Pool
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

## Additional Information

Date Listed July 27th, 2024

Days on Market 231

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 March 14th, 2025 at 11:47pm MDT