

## \$719,000 - 2617 21a Avenue, Edmonton

MLS® #E4424676

**\$719,000**

6 Bedroom, 4.00 Bathroom, 2,323 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Welcome to this custom built 2 storey home nestled in the desirable neighbourhood "LAUREL". This home is loaded with every possible upgrades with total of 6 bedrooms and 4 full washrooms, two open to below livings (at main), bed/den & full bath at main floor added for convenience, spindle railing, lots of windows allowing natural light into the house and more... The main floor opens with a grand entrance with open to below first living area, a bedroom/den and full washroom. The kitchen has ample cabinetry, pantry, granite counter tops, a large island, stainless steel appliances and spacious dining area overlooking the backyard. The open to below second living area with a gas fire place completes this floor. The upper floor has a master bedroom with full ensuite with an additional 2 bedrooms and common full washroom. The basement is fully finished with two bedrooms, kitchen, family room, full bath and SIDE ENTRANCE. The House is close to schools, parks, bus stops and shopping areas. MUST SEE this house!!

Built in 2016

### Essential Information

MLS® # E4424676

Price \$719,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,323                  |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 2617 21a Avenue |
| Area        | Edmonton        |
| Subdivision | Laurel          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6T 0Y5         |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Ceiling 9 ft., No Animal Home, No Smoking Home, Storage Cage |
| Parking   | Double Garage Attached  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dryer, Garage Control, Garburator, Washer, Refrigerators-Two, Stoves-Two, Dishwasher-Two |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      March 7th, 2025

Days on Market                54

Zoning                            Zone 30

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Listing information last updated on April 30th, 2025 at 5:32pm MDT