

## \$499,900 - 3113 11 Avenue, Edmonton

MLS® #E4448672

**\$499,900**

4 Bedroom, 3.50 Bathroom, 1,449 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

FULLY RENOVATED WALKOUT HOUSE, BACKING TO POND, ideal for first time homebuyers and investors in the most demanding community of LAUREL. Renovated from top to bottom with fully finished basement and 2nd KITCHEN. This home boasts 4 bedrooms & 3.5 bathrooms. Here's the list of upgrades and renovations. NEW FLOORING, QUARTZ THROUGHOUT THE HOUSE, FANCY LIGHTS, BLACK FIXTURES, CEILING TEXTURE, FRESH PAINT AND BRAND NEW BLINDS. Fully landscaped, deck and extra parking in front of the house and much more. A must see home!!!

Built in 2016

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4448672      |
| Price          | \$499,900     |
| Bedrooms       | 4             |
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,449         |
| Acres          | 0.00          |
| Year Built     | 2016          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |



|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3113 11 Avenue |
| Area        | Edmonton       |
| Subdivision | Laurel         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 2C7        |

### Amenities

|               |                                       |
|---------------|---------------------------------------|
| Amenities     | Deck, No Animal Home, No Smoking Home |
| Parking       | Double Garage Attached                |
| Is Waterfront | Yes                                   |

### Interior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Microwave Hood Fan, Washer, Window Coverings, Refrigerators-Two, Stoves-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                         |
| Stories           | 3                                                                                                                 |
| Has Suite         | Yes                                                                                                               |
| Has Basement      | Yes                                                                                                               |
| Basement          | Full, Finished                                                                                                    |

### Exterior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                        |
| Exterior Features | Backs Onto Lake, Landscaped, No Back Lane, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                                          |
| Construction      | Wood, Stone, Vinyl                                                        |
| Foundation        | Concrete Perimeter                                                        |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 17              |
| Zoning         | Zone 30         |

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Listing information last updated on August 4th, 2025 at 2:02pm MDT