

## **\$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**

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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                59  
Zoning                              Zone 30

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