Courtesy Of Derek Keet Of One Percent Realty

# $429,900 - 3217 11 Avenue, Edmonton

MLS® #E4462288

**$429,900**
3 Bedroom, 2.50 Bathroom, 1,399 sqft
Single Family on 0.00 Acres

Laurel, Edmonton, AB

Welcome to this beautiful duplex with a double attached garage in the highly sought-after community of Laurel Crossing. This modern home offers a bright, open layout featuring a stylish kitchen with sleek cabinetry and plenty of storage space. Upstairs, youâ€™ll find a spacious bonus roomâ€”perfect for family time or a home officeâ€”along with a large laundry room for added convenience. Enjoy peaceful views of the green space behind the home, with no back neighbours for extra privacy. The unfinished basement is ready for your personal touch, offering endless possibilities. Ideally located within walking distance to Svend Hansen School, playgrounds, and bus stops, and only minutes from shopping plazas, Meadows Rec Centre, and major routes like Anthony Henday and Whitemud Drive, this property is a fantastic opportunity for families and investors alike. Donâ€™t miss your chance to make this home yours!

Built in 2015

## Essential Information

| | |
|---|---|
| MLS® # | E4462288 |
| Price | $429,900 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |

| | |
|---|---|
| Half Baths | 1 |
| Square Footage | 1,399 |
| Acres | 0.00 |
| Year Built | 2015 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

## Community Information

| | |
|---|---|
| Address | 3217 11 Avenue |
| Area | Edmonton |
| Subdivision | Laurel |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6T 2C5 |

## Amenities

| | |
|---|---|
| Amenities | Deck, See Remarks |
| Parking | Double Garage Attached |
| Is Waterfront | Yes |

## Interior

| | |
|---|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

## Exterior

| | |
|---|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Fenced, Picnic Area, Playground Nearby, Public Transportation, Schools, Stream/Pond |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

## Additional Information

| | |
|---|---|
| Date Listed | October 16th, 2025 |
| Days on Market | 18 |
| Zoning | Zone 30 |

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Listing information last updated on November 3rd, 2025 at 8:47am MST