

Courtesy Of . Ranjit Singh Of Royal LePage METRO

## \$759,000 - 2256 21 Avenue, Edmonton

MLS® #E4425937

**\$759,000**

8 Bedroom, 4.50 Bathroom, 2,686 sqft  
Single Family on 0.00 Acres

Laurel, Edmonton, AB

Step into this exquisite 2686 sq ft custom-built home located in the desirable Laurel Green neighborhood with 3 BEDROOM LEGAL BASEMENT SUITE .The stunning marble-tiled entryway welcomes you upon arrival with open to below ceilings and Den .The generous kitchen, SPICE KITCHEN, and dining areas provide an abundance of space for both everyday meals and large gatherings. Upstairs, youâ€™™ll find the private master suite features a spacious walk-in closet and an elegant ensuite bathroom. Four more bedrooms with 2 more ensuite washrooms offer plenty of space for family and guests to feel right at home. The 3-BEDROOM BASEMENT complete with a separate entrance, kitchen, family area, full bathroom, and its own laundry facilities, offers excellent potential for rental income to help with the mortgage. The home also features a double attached garage , a large driveway , nyc deck and lush landscaping .Nestled in a quiet cul-de-sac, this home is close to parks, primary schools and high school.

Built in 2015

### Essential Information

MLS® #	E4425937
Price	\$759,000



Bedrooms	8
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	2,686
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	2256 21 Avenue
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0Y9

### **Amenities**

Amenities	Ceiling 9 ft., Deck, Hot Water Tankless, No Smoking Home, Vacuum System-Roughed-In
Parking Spaces	2
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Stacked Washer/Dryer, Stove-Electric, Washer, Window Coverings, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Cul-De-Sac, Fenced, Playground Nearby, Schools,

	Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 15th, 2025
Days on Market	22
Zoning	Zone 30

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Listing information last updated on April 6th, 2025 at 4:02am MDT