

Courtesy Of Jeremy Herrington Of Greater Property Group

# \$557,896 - 21307 36 Avenue, Edmonton

MLS® #E4416265

**\$557,896**

3 Bedroom, 2.50 Bathroom, 1,839 sqft  
Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

The Venture is an 1,839 Sq. Ft. home featuring 3 bedrooms, a bonus room and 2.5 bathrooms. The main floor has 9 ft. ceilings throughout, and a private half bathroom tucked out of the way. Enter the kitchen with an island and extending eating bar, and a walk-through pantry that leads to the mudroom with storage and attached, double car garage. A laundry room with a linen storage and countertops with upper cabinet storage sits on the upper floor alongside three bedrooms, a main bathroom and a central bonus room. The Primary Bedroom has a walk-in closet with a window for additional light and ensuite featuring double sinks. Home located on large pie lot!



Built in 2024

## Essential Information

MLS® #	E4416265
Price	\$557,896
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,839
Acres	0.00
Year Built	2024
Type	Single Family



Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	21307 36 Avenue
Area	Edmonton
Subdivision	Edgemont (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 3C1

### Amenities

Amenities	See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	None
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	December 17th, 2024
Days on Market	87
Zoning	Zone 57

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