

## **\$539,000 - 1532 21 Street, Edmonton**

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MLS® #E4449874

**\$539,000**

3 Bedroom, 3.50 Bathroom, 1,560 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Welcome to this well-crafted 3-bedroom, 3.5-bath home nestled in the desirable community of Laurel in Edmonton. Perfect for extended families, this spacious residence offers endless possibilities and is ideally located just minutes from schools, public transport, parks, library, shopping, and major highways. The main floor features 9-foot ceilings and a bright, open-concept living area filled with natural light. The modern kitchen is both stylish and functional, showcasing quartz countertops, upgraded stainless steel appliances, a spacious island, and a dining area perfect for entertaining. Upstairs, the generous primary suite includes a walk-in closet and a full ensuite bath, complemented by two additional well-sized bedrooms, a second full bathroom, and a convenient laundry room. The finished basement extends the living space with a full bathroom, a large family room, and ample storage. Completing this wonderful home is a fully insulated double detached garage and a wide deck for outdoor enjoyment.

Built in 2017

### **Essential Information**

MLS® # E4449874

Price \$539,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,560                  |
| Acres          | 0.00                   |
| Year Built     | 2017                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1532 21 Street |
| Area        | Edmonton       |
| Subdivision | Laurel         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 2B7        |

### Amenities

|           |                                                                                                                                          |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Detectors Smoke, Hot Water Electric, No Animal Home, No Smoking Home, See Remarks, HRV System, 9 ft. Basement Ceiling |
| Parking   | Double Garage Detached, Insulated, Rear Drive Access                                                                                     |

### Interior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                             |
| Stories           | 3                                                                                                                     |
| Has Basement      | Yes                                                                                                                   |
| Basement          | Full, Finished                                                                                                        |

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior          | Wood, Asphalt, Concrete, Vinyl                                |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, |

|              |                                       |
|--------------|---------------------------------------|
|              | Schools, Shopping Nearby, See Remarks |
| Roof         | Asphalt Shingles                      |
| Construction | Wood, Asphalt, Concrete, Vinyl        |
| Foundation   | Concrete Perimeter                    |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 26th, 2025 |
| Days on Market | 11              |
| Zoning         | Zone 30         |

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Listing information last updated on August 6th, 2025 at 10:02am MDT