



## 3224 21 Avenue Edmonton AB

\$519,900

This pristine, original-owner home has been thoroughly pre-inspected, providing you with a clear path to worry-free living. The refined 2-story layout seamlessly merges elegance with everyday practicality. Step inside to discover rich hardwood floors that flow into a modern, open-concept kitchen adorned with sleek granite countertops and an expansive pantry—perfect for any culinary enthusiast. With 3 generous bedrooms and 2.5 baths, this home includes a primary suite that feels like a personal spa retreat. The spacious bonus room, featuring soaring ceilings and a cozy gas fireplace, invites you to both entertain and unwind in style. A double attached garage adds convenience and abundant storage, while the almost-finished basement is ready for your final touches. Outside, a well-landscaped yard with composite deck. Enjoy features such as an on-demand hot water heater and the advantage of being steps from the picturesque Laurel Lake and Park.

Listing Presented By:



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