

## \$390,000 - 2921 19 Avenue, Edmonton

MLS® #E4449264

**\$390,000**

3 Bedroom, 2.50 Bathroom, 1,275 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Move-in ready and full of value this 2-storey half duplex in Laurel blends modern finishes with everyday functionality. With 3 bedrooms and 2.5 bathrooms this home is perfect for families, first-time buyers or investors. The open-concept main floor features rich hardwood floors, a cozy fireplace. A stylish kitchen with espresso cabinets, mosaic tile backsplash and an eat-up island ideal for casual dining & entertaining. A rear mudroom adds convenience and storage. Upstairs the primary bedroom includes a walk-in closet, private 4-piece ensuite. Two additional bedrooms & a full bath complete the upper level. The unfinished basement includes laundry, a flex space and bathroom rough-ins offering room to grow or personalize. Enjoy the sunny fenced yard with a deck and a double detached garage with alley access. Recent updates include a newer furnace, hot water tank and sump pump & wired internet in every room. Located close to schools, parks, transit & the Henday this home delivers comfort and long-term value.

Built in 2011

### Essential Information

MLS® # E4449264

Price \$390,000



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,275         |
| Acres          | 0.00          |
| Year Built     | 2011          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 2921 19 Avenue |
| Area        | Edmonton       |
| Subdivision | Laurel         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 0N6        |

### Amenities

|                |                                                                                                       |
|----------------|-------------------------------------------------------------------------------------------------------|
| Amenities      | Deck, Detectors Smoke, No Smoking Home, Smart/Program. Thermostat, HRV System, Natural Gas BBQ Hookup |
| Parking Spaces | 2                                                                                                     |
| Parking        | Double Garage Detached                                                                                |

### Interior

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

### Exterior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                           |
| Exterior Features | Back Lane, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                      |
| Construction      | Wood, Vinyl                                                                           |
| Foundation        | Concrete Perimeter                                                                    |

### **School Information**

|            |                           |
|------------|---------------------------|
| Elementary | Abbott School             |
| Middle     | A. Blair McPherson School |
| High       | Academy at King Edward    |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 23rd, 2025 |
| Days on Market | 11              |
| Zoning         | Zone 30         |

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Listing information last updated on August 3rd, 2025 at 8:47am MDT