

## \$549,900 - 3611 213 Street, Edmonton

MLS® #E4419179

**\$549,900**

3 Bedroom, 2.50 Bathroom, 1,841 sqft

Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

Ellis Greens is surrounded by community playgrounds, parks, and trails, including the beautiful Wedgewood Creek Ravine. Nearby recreation centers like Terwillegar Community Recreation Centre and others offer various activities, and you can also explore attractions like golf courses, the Edmonton Corn Maze, and the University of Alberta Botanical Gardens. The Brattle-Z home features a SIDE ENTRANCE, 3 bedrooms, 2.5 bathrooms and an expansive walk-in closet in the master bedroom. Enjoy extra living space on the main floor with the laundry room on the second floor. The 9-foot ceilings and quartz countertops throughout blends style and functionality for your family to build endless memories. **\*\*PLEASE NOTE\*\* PICTURES ARE OF SIMILAR HOME; ACTUAL HOME, PLANS, FIXTURES, AND FINISHES MAY VARY AND ARE SUBJECT TO AVAILABILITY/CHANGES WITHOUT NOTICE.**

Built in 2025

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4419179  |
| Price     | \$549,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |





|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,841                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 3611 213 Street     |
| Area        | Edmonton            |
| Subdivision | Edgemont (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6M 3C1             |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | See Remarks            |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | See Remarks               |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Not Fenced, Not Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |



|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | January 24th, 2025 |
| Days on Market | 87                 |
| Zoning         | Zone 57            |

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Listing information last updated on April 21st, 2025 at 3:02am MDT