

## \$579,900 - 21303 36 Avenue, Edmonton

MLS® #E4419177

**\$579,900**

3 Bedroom, 2.50 Bathroom, 2,039 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 UofA Botanical Gardens. This single-family home, The Otis-24' is built with your growing family in mind. It features 3 bedrooms, 2.5 bathrooms and an expansive walk-in closet in the primary bedroom. Enjoy extra living space on the main floor with the laundry room on the second floor. The 9' ceilings on the main floor, (w/ an 18' open to below concept in the living room), and quartz countertops throughout blends style and functionality for your family to build endless memories. Side entrance included. **\*\*PLEASE NOTE\*\*** PICTURES ARE OF SIMILAR HOME; ACTUAL HOME, PLANS, FIXTURES, AND FINISHES MAY VARY AND ARE SUBJECT TO AVAILABILITY/CHANGES WITHOUT NOTICE. COMPLETION ESTIMATED MAR-JUN 2025\*\*

Built in 2024

### Essential Information

MLS® # E4419177

Price \$579,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,039
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	21303 36 Avenue
Area	Edmonton
Subdivision	Edgemont (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 3C2

### Amenities

Amenities	Ceiling 9 ft.
Parking	Double Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Not Fenced, Not Landscaped, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            January 24th, 2025  
Days on Market      99  
Zoning                Zone 57

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Listing information last updated on May 2nd, 2025 at 10:32pm MDT