

# \$479,523 - 3704 213 Street, Edmonton

MLS® #E4416263

**\$479,523**

3 Bedroom, 2.50 Bathroom, 1,537 sqft  
Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

The Flex-z is a 1,537 square foot single family home featuring 3 bedrooms, a bonus room, 2.5 bathrooms and 9â€™™ main floor ceilings. Enter the foyer with closet that leads into the great room through to the kitchen with an island and a walk-in pantry. The rear of the home includes a storage closet and a private half bath. Upstairs hosts a laundry closet, two bedrooms and a main bathroom at the rear of the home with a central bonus room. The Primary bedroom includes a walk-in closet and ensuite with window for additional lighting. Options include side entrance access to basement.



Built in 2024

## Essential Information

MLS® #	E4416263
Price	\$479,523
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,537
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family



Style	2 Storey
Status	Active

### Community Information

Address	3704 213 Street
Area	Edmonton
Subdivision	Edgemont (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 3C1

### Amenities

Amenities	See Remarks
Parking	Double Garage Detached, Parking Pad Cement/Paved

### Interior

Interior Features	ensuite bathroom
Appliances	None
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	December 17th, 2024
Days on Market	135
Zoning	Zone 57

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 1st, 2025 at 8:17pm MDT