

**\$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 | 126                 |
| Zoning         | Zone 57             |

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Listing information last updated on April 22nd, 2025 at 4:02am MDT