

# \$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 9'6"™ 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 87  
Zoning Zone 57

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Listing information last updated on March 14th, 2025 at 5:17am MDT