

## \$550,000 - 3213 111a Street, Edmonton

MLS® #E4459246

**\$550,000**

4 Bedroom, 2.50 Bathroom, 2,294 sqft

Single Family on 0.00 Acres

Sweet Grass, Edmonton, AB

Welcome to this original-owner 2 storey in the desirable community of Sweetgrass! As you step inside, youâ€™re greeted by a spacious front living room with gleaming hardwood floors that flows seamlessly into the formal dining area. The kitchen offers plenty of space with an eating nook that next to the cozy family room, creating the perfect spot for everyday living and entertaining. A convenient laundry area and 2-piece bath complete the main level. Upstairs youâ€™ll find 4 generously sized bedrooms and a full family bath. The primary suite offers a peaceful view of the massive pie-shaped yard along with a 3-piece ensuite. Set on a quiet street, backing onto greenspace and siding a walkway, this home also includes a double garage and loads of character throughout. A rare find in Sweetgrass!

Built in 1976

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4459246  |
| Price          | \$550,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 2,294     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1976                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 3213 111a Street |
| Area        | Edmonton         |
| Subdivision | Sweet Grass      |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6J 3Y5          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                          |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                 |
| Stories           | 2                                                                                                                         |
| Has Basement      | Yes                                                                                                                       |
| Basement          | Full, Partially Finished                                                                                                  |

### Exterior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                |
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                            |
| Construction      | Wood, Stucco                                                                |
| Foundation        | Concrete Perimeter                                                          |

### Additional Information

|             |                      |
|-------------|----------------------|
| Date Listed | September 24th, 2025 |
|-------------|----------------------|

Days on Market 20

Zoning Zone 16

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