

## \$409,999 - 2917 16 A Avenue, Edmonton

MLS® #E4445741

**\$409,999**

3 Bedroom, 2.50 Bathroom, 1,390 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Welcome to this Pace Setter Built 1400 SQ FT Beautiful home nestled within the heart of Laurel Crossing. This 2013 Built 2 STORY haven offers, Perfectly functional layout for a mid size family. This home has recently received \$50k upgrades that include, Beautiful high grade Laminate flooring, high quality carpet from stairs to the entire upper floor, New paint throughout the house plus bathroom upgrades. This home comes with SS SAMSUNG Appliances, modern window coverings, South facing yard, decent size Sundeck plus much much more. K-9 School at walking distance, Shopping near by, Laurel is one of the newest of all thriving SE communities of Edmonton. with quick access to Anthony Henday, Whitemud and other arterial streets.

Built in 2013

### Essential Information

MLS® #	E4445741
Price	\$409,999
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,390
Acres	0.00



Year Built	2013
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	2917 16 A Avenue
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0P8

### Amenities

Amenities	On Street Parking, Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Television Connection, Vinyl Windows, HRV System, 9 ft. Basement Ceiling
Parking Spaces	2
Parking	Single Garage Attached
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Stream/Pond
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**School Information**

Middle                              Svend Hansen School

**Additional Information**

Date Listed                      July 3rd, 2025

Days on Market                76

Zoning                              Zone 30

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