

## \$419,999 - 2917 16 A Avenue, Edmonton

MLS® #E4445741

**\$419,999**

3 Bedroom, 2.50 Bathroom, 1,390 sqft

Single Family on 0.00 Acres

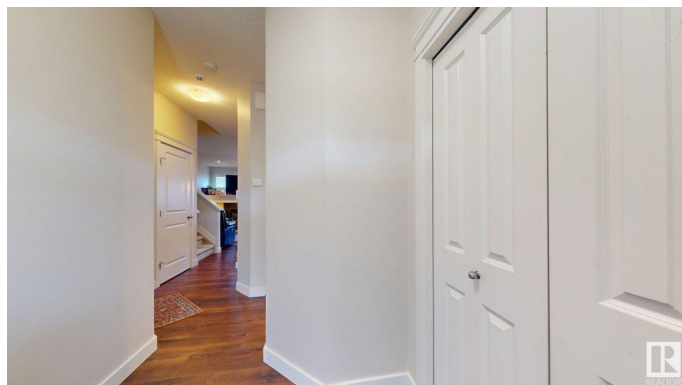
Laurel, Edmonton, AB

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          | \$419,999 |
| 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        33

Zoning                    Zone 30

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Listing information last updated on August 5th, 2025 at 3:17pm MDT