# \$399,900 - 2803 16 Avenue, Edmonton

MLS® #E4446963

#### \$399,900

3 Bedroom, 2.50 Bathroom, 1,629 sqft Single Family on 0.00 Acres

Laurel, Edmonton, AB

\*\*GREEN SPACE BACKING\*\* Half-duplex located in the desirable community of Laurel, perfectly positioned backing onto green space for added privacy and a peaceful backyard view. This 2-storey home features 3 bedrooms and 2.5 bathrooms, making it ideal for families or investors. The main floor offers an open-concept layout with a bright living area, dining space, modern kitchen, and a convenient half bath. Upstairs, you'll find all three bedrooms, including a spacious primary suite with a walk-in closet and 3-piece ensuite, plus another full bathroom to serve the other two bedrooms. There's POTENTIAL for a SEPARATE ENTRANCE. offering great flexibility for future development or income potential. Located just minutes from schools, shopping centres, parks, public transit, and gas stations, this home combines comfort and convenience in a growing neighborhood. NEW FURNACE 2024



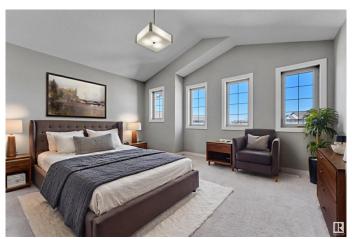
#### **Essential Information**

MLS® # E4446963 Price \$399,900

Bedrooms 3
Bathrooms 2.50
Full Baths 2







Half Baths 1

Square Footage 1,629 Acres 0.00 Year Built 2015

Type Single Family

Sub-Type Half Duplex

Style 2 Storey

Status Active

# **Community Information**

Address 2803 16 Avenue

Area Edmonton

Subdivision Laurel

City Edmonton
County ALBERTA

Province AB

Postal Code T6T 0Z6

### **Amenities**

Amenities Ceiling 9 ft., Deck, Detectors Smoke

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator,

Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Backs Onto Park/Trees, Cul-De-Sac, Fenced, Landscaped, Playground

Nearby, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed July 10th, 2025

Days on Market 3

Zoning Zone 30

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Listing information last updated on July 13th, 2025 at 4:32pm MDT