

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

MLS® #E4460797

**\$409,999**

3 Bedroom, 2.50 Bathroom, 1,389 sqft

Single Family on 0.00 Acres

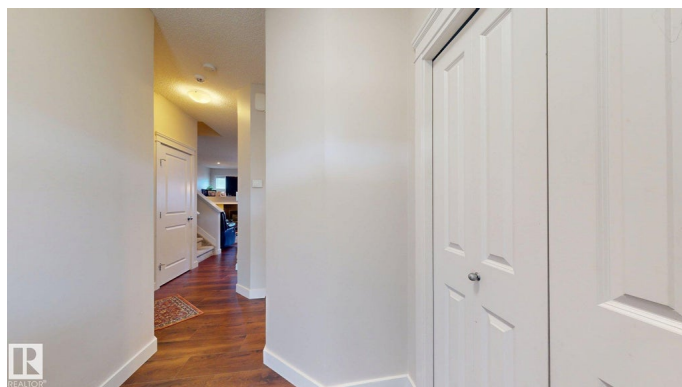
Laurel, Edmonton, AB

This 2014 pace Setter built home in Laurel awaits you. Its 1400 SQ FT Beautiful home nestled within the heart of Laurel Crossing. This two 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® #         | E4460797  |
| Price          | \$409,999 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,389     |



|            |               |
|------------|---------------|
| 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    | October 1st, 2025 |
| Days on Market | 14                |
| Zoning         | Zone 30           |

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Listing information last updated on October 15th, 2025 at 9:32pm MDT