

## \$399,900 - 3017 16a Avenue, Edmonton

MLS® #E4454984

**\$399,900**

2 Bedroom, 3.00 Bathroom, 1,392 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Laurel is a family-friendly neighborhood that has everything a buyer is looking for – schools, shopping, parks, walking trails & more! Step inside this spacious half duplex – 1391sqft above grade & 2029sqft of total finished living space – 2 large bedrooms both with ensuites, fully finished basement, large deck, fully fenced, with single attached garage – all located on a 2744sqft lot! You will fall in love with the bright & open feeling – from the entrance, to the living room with gas fireplace, to the kitchen with large island, pantry, ample storage & counter space & the spacious dining area. Upstairs the 2 primary suites are both a great size, with ensuites & large closets, the laundry room completes this level. The basement is open with a family room, wet bar, bathroom & more storage! Outside, enjoy the oversized deck & the fully fenced backyard.

Built in 2011

### Essential Information

MLS® #	E4454984
Price	\$399,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	2



Square Footage	1,392
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	3017 16a Avenue
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0P8

### Amenities

Amenities	Deck, Detectors Smoke, Television Connection, Vinyl Windows
Parking Spaces	2
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Svend Hansen School  
Middle                              Svend Hansen School  
High                                Elder Dr. Francis Whiskeyj

**Additional Information**

Date Listed                      August 28th, 2025  
Zoning                              Zone 30

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