Courtesy Of Travis J Hawryluk Of RE/MAX PREFERRED CHOICE

$414,900 - 3013 16a Avenue, Edmonton

MLS® #E4449787

$414,900
3 Bedroom, 2.50 Bathroom, 1,386 sqft
Single Family on 0.00 Acres

Laurel, Edmonton, AB

Welcome to your new summer haven in the heart of Laurel! This charming 1350+ sq ft half duplex is move-in ready and radiating pride of ownership from the moment you step inside. Instantly feel at home as you enter the open concept main floor, where a warm and inviting kitchen flows effortlessly into the living room. Hardwood floors, a functional island, and a cozy gas fireplace set the stage for relaxed living and entertaining. Upstairs you'll find three comfortable bedrooms and two full bathrooms, including a spacious primary retreat with its own en-suite featuring a full-size shower. The basement offers potential for storage or future development, while the sun-filled backyard and rear deck invite summer memories to be made. Laurel's welcoming community offers scenic walking trails and seamless connectivity to Anthony Henday, making everyday life both refreshing and convenient. This home is ready to be yours!

Built in 2011

Essential Information

MLS® #	E4449787
Price	$414,900
Bedrooms	3
Bathrooms	2.50

Full Baths	2
Half Baths	1
Square Footage	1,386
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	3013 16a Avenue
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0P8

Amenities

Amenities	Deck, Fire Pit, See Remarks
Parking	Insulated, Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 25th, 2025
Days on Market	23
Zoning	Zone 30

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Listing information last updated on August 17th, 2025 at 6:17pm MDT