

## \$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  
Days on Market                42  
Zoning                              Zone 30

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Listing information last updated on October 9th, 2025 at 3:32am MDT