# \$475,000 - 2804 16 Avenue, Edmonton

MLS® #E4435747

### \$475.000

3 Bedroom, 2.50 Bathroom, 1,632 sqft Single Family on 0.00 Acres

Laurel, Edmonton, AB

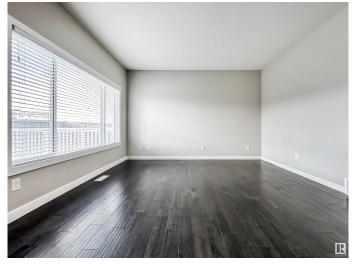
HALF DUPLEX WITH MASSIVE PIE LOT **BACKING GREENSPACE IN LAUREL 3** bedroom, 2.5 bath, 1,631 sqft half duplex on a rare pie lot with free space views in the heart of Laurel. Inside, you'll find a bright, open-concept layout with laminate floors, neutral tones, and large windows that fill the home with natural light. The kitchen is thoughtfully designed with stainless steel appliances, granite counters, tile backsplash, and a corner pantry, flowing seamlessly into the living and dining areas with access to the deck, perfect for summer BBQs and gatherings. Upstairs, the spacious primary suite features a walk-in closet and 4-piece ensuite, while two additional bedrooms, a full bath, and convenient upstairs laundry. The unfinished basement is ready for your personal touch. What truly sets this home apart is the huge pie-shaped lot backing onto greenspace, offering privacy, extra yard space, and incredible value. Double attached garage. Close to shopping, the rec centre and Svend Hansen School, Welcome home!



# **Essential Information**

MLS® # E4435747 Price \$475,000







Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,632

Acres 0.00

Year Built 2015

Type Single Family

Sub-Type Half Duplex

Style 2 Storey

Status Active

# **Community Information**

Address 2804 16 Avenue

Area Edmonton

Subdivision Laurel

City Edmonton
County ALBERTA

Province AB

Postal Code T6T 0Z6

#### **Amenities**

Amenities Deck, No Animal Home, No Smoking Home, Parking-Extra, HRV System

Parking Spaces 4

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

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

Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window

Coverings

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Cul-De-Sac, Fenced, Landscaped, Park/Reserve, Playground Nearby,

Public Swimming Pool, Public Transportation, Schools

Roof Asphalt Shingles
Construction Wood, Stone, Vinyl
Foundation Concrete Perimeter

## **Additional Information**

Date Listed May 9th, 2025

Days on Market 2

Zoning Zone 30

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 10th, 2025 at 9:31pm MDT