

## \$469,900 - 2804 16 Avenue, Edmonton

MLS® #E4445734

**\$469,900**

3 Bedroom, 2.50 Bathroom, 1,632 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

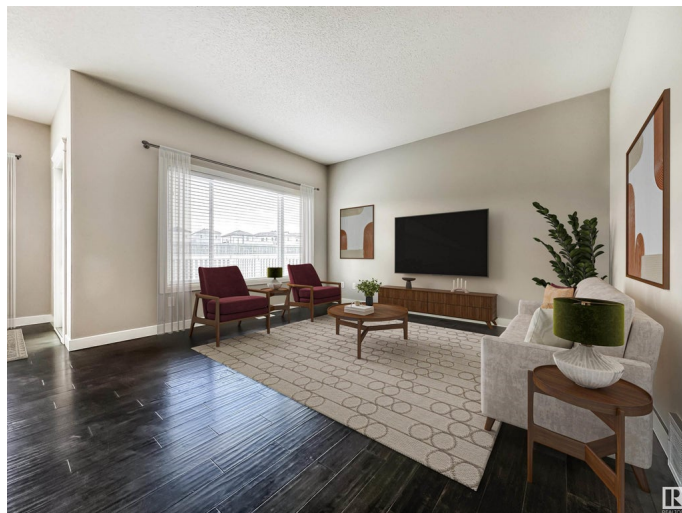
HALF DUPLEX WITH MASSIVE PIE LOT BACKING GREENSPACE IN LAUREL 3 bedroom, 2.5 bath, 1,631 sqft half duplex on a rare pie lot with free space views in the heart of Laurel. Inside, you'll find a bright, open-concept layout with laminate floors, neutral tones, and large windows that fill the home with natural 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!

Built in 2015

### Essential Information

MLS® # E4445734

Price \$469,900



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	July 3rd, 2025
Days on Market	1
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 July 4th, 2025 at 10:18am MDT