

# \$460,000 - 3016 16 Avenue, Edmonton

MLS® #E4420077

**\$460,000**

3 Bedroom, 2.50 Bathroom, 1,499 sqft  
Single Family on 0.00 Acres

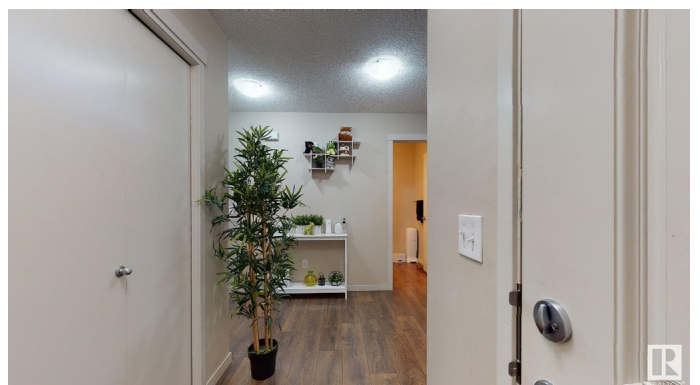
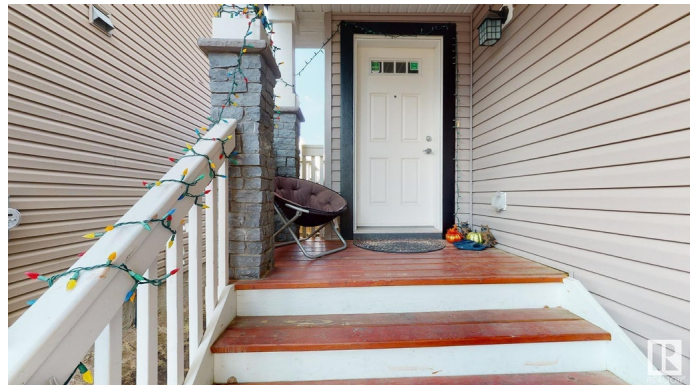
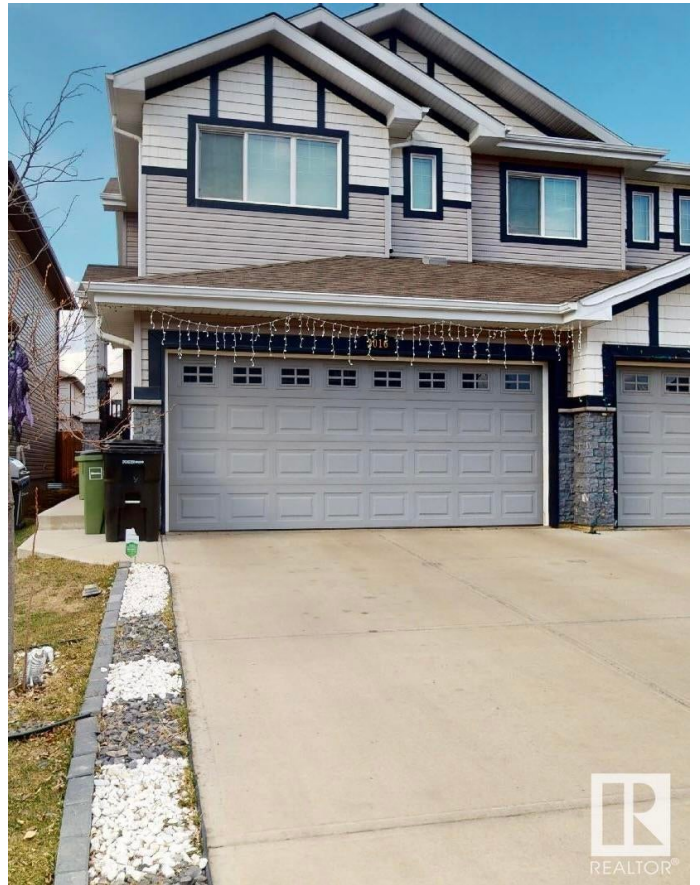
Laurel, Edmonton, AB

Very Beautiful home with 3 Bedroom, 2.5 Washrooms and finished basement, in a very convenient location of Laurel. This 1417 sq ft two storey attached house comes with double attached garage, This very well maintained home features front attached insulated double car garage, cozy bright living room with fireplace, dark cabinets, huge pantry, laminate flooring, back splash and black appliances complete the open concept Kitchen. Dining area leading to rear huge Deck. Half washroom completes main floor, All 3 bedrooms are of great size with the master boasting a 3 pc bathroom ensuite and a walk-in closet and lots of daylight. Other two large bedrooms, another full washroom and upstairs Laundry completes upper floor, finished basement, fully fenced and landscaped, north facing back yard is awaiting for new owners

Built in 2015

## Essential Information

MLS® #	E4420077
Price	\$460,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,499



Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	3016 16 Avenue
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0T9

### **Amenities**

Amenities	Deck
Parking	Double Garage Attached

### **Interior**

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

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	February 1st, 2025
-------------	--------------------

Days on Market 65

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 April 7th, 2025 at 1:17pm MDT