

Courtesy Of Sara J Kalke Of RE/MAX Real Estate

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

MLS® #E4435747

**\$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® # E4435747

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    | May 9th, 2025 |
| Days on Market | 14            |
| Zoning         | Zone 30       |

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Listing information last updated on May 23rd, 2025 at 9:17am MDT