

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

MLS® #E4420077

**\$460,000**

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

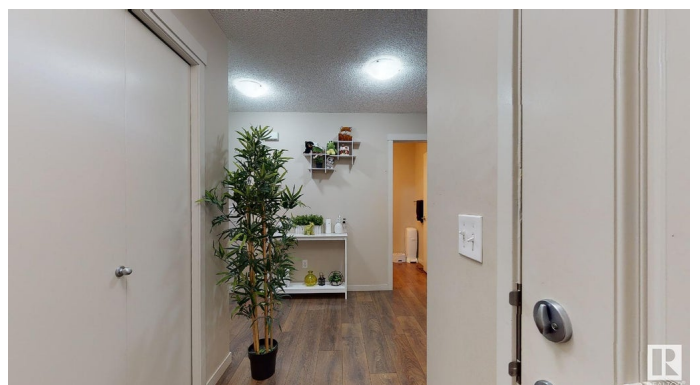
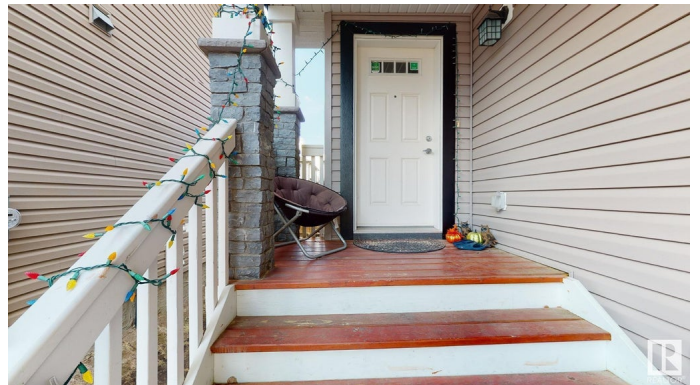
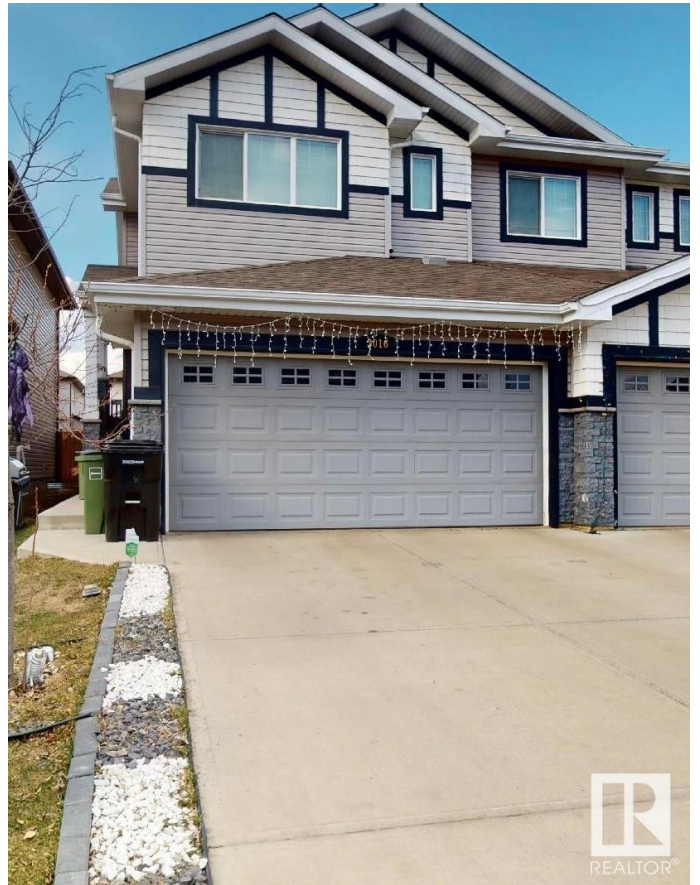
Laurel, Edmonton, AB

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 66

Zoning Zone 30

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Listing information last updated on April 8th, 2025 at 9:47am MDT