

Courtesy Of Brent Anderson Of Century 21 Masters

# \$549,900 - 2806 17a Avenue, Edmonton

MLS® #E4427475

**\$549,900**

4 Bedroom, 3.50 Bathroom, 1,781 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Welcome to this stunning home, where every detail has been thoughtfully designed to offer comfort, space + style. Features 4 bedrooms + three a half bathrooms, making it an ideal choice for families of all sizes. The spacious foyer, provides with an inviting atmosphere that's perfect for welcoming guests or unloading after a busy day of shopping. Entrance from the double attached garage ensures convenience + ease. Thoughtfully located away from the main living areas, the powder room + laundry offer privacy + functionality. The heart of the home is the open concept kitchen, dining + living area. This space is perfect for entertaining family + friends, with seamless access to the backyard + deck. Imagine summer barbecues, outdoor gatherings + endless fun in the sun. Upstairs the bonus room is a sunlit haven, thanks to a plethora of windows that bathe the space in natural light. Primary + 2 bedrooms, bonus rm up + 1 bedroom, rec rm lower. Fridge, dishwasher March 2023, garage door Aug 2022, front door 2021.

Built in 2012

## Essential Information

MLS® # E4427475

Price \$549,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,781                  |
| Acres          | 0.00                   |
| Year Built     | 2012                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 2806 17a Avenue |
| Area        | Edmonton        |
| Subdivision | Laurel          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6T 0R6         |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Amenities      | Detectors Smoke, No Smoking Home |
| Parking Spaces | 2                                |
| Parking        | Double Garage Attached           |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, See Remarks, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public |

|              |                         |
|--------------|-------------------------|
|              | Transportation, Schools |
| Roof         | Asphalt Shingles        |
| Construction | Wood, Vinyl             |
| Foundation   | Concrete Perimeter      |

### **School Information**

|            |                           |
|------------|---------------------------|
| Elementary | Svend Hansen School       |
| Middle     | Svend Hansen School       |
| High       | Elder Dr. Francis Whiskey |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 26th, 2025 |
| Days on Market | 35               |
| 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 30th, 2025 at 6:32pm MDT