

## \$489,000 - 2807 16 Avenue, Edmonton

MLS® #E4456098

**\$489,000**

3 Bedroom, 2.50 Bathroom, 1,493 sqft

Single Family on 0.00 Acres

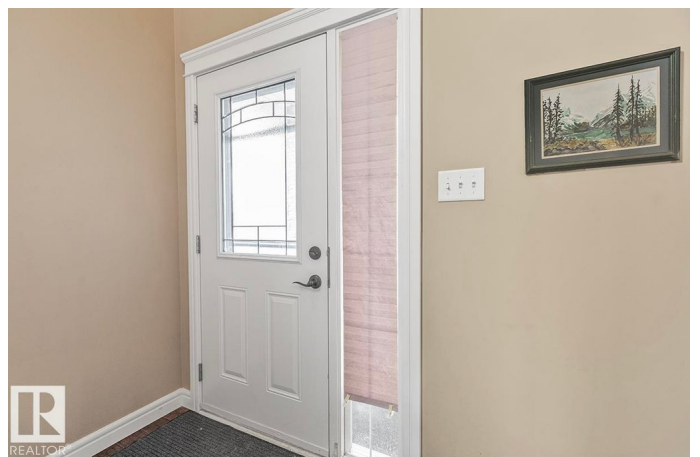
Laurel, Edmonton, AB

Former Showhome! This double attached duplex in Laurel has been meticulously maintained over the years, with additions such as central AC, life breath air freshener, Hunter Douglas Blinds throughout and a professionally landscaped yard as well as an underground irrigation system. There is plenty of space with huge 9ft ceilings through the house and a 18ft ceiling in the foyer, a big open concept kitchen with a walk-through pantry and living room. Upstairs you will find 3 well-appointed bedrooms including a big primary bedroom with an ensuite. The basement is roughed in for plumbing/future development or could be used as storage. Backing onto a green belt, close to schools, parks shopping and highways. MOVE IN READY!

Built in 2015

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4456098  |
| Price          | \$489,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,493     |
| Acres          | 0.00      |



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

### Community Information

|             |                |
|-------------|----------------|
| Address     | 2807 16 Avenue |
| Area        | Edmonton       |
| Subdivision | Laurel         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 0K2        |

### Amenities

|           |                                                 |
|-----------|-------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., No Smoking Home |
| Parking   | Double Garage Attached                          |

### Interior

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                |
| Appliances        | Air Cleaner-Electronic, Air Conditioning-Central, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings, Dishwasher-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                       |
| Stories           | 2                                                                                                                               |
| Has Basement      | Yes                                                                                                                             |
| Basement          | Full, Unfinished                                                                                                                |

### Exterior

|                   |                                                                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                                             |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Corner Lot, Cul-De-Sac, Fenced, Landscaped, Low Maintenance Landscape, No Back Lane, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                                        |
| Construction      | Wood, Vinyl                                                                                                                                                             |
| Foundation        | Concrete Perimeter                                                                                                                                                      |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 14                  |

## Zoning

## Zone 30

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Listing information last updated on September 18th, 2025 at 11:47am MDT