

# **\$589,000 - 3219 16 Avenue, Edmonton**

MLS® #E4437256

**\$589,000**

3 Bedroom, 2.50 Bathroom, 2,026 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Beautifully FORMAL SHOW HOME

3-Bedroom Detached Home in Laurel WITH TONS OF UPGRADES LIKE AIR-CONDITIONING CENTRAL, BUILT-IN SPEAKERS, HEATED GARAGE ETC. Over 2,000 Sq Ft of Stylish Living Space! Welcome to this stunning two-story detached home located in the highly sought-after community of Laurel. An abundance of natural light fills the open-concept main floor, highlighting rich hardwood floors throughout. The fabulous chef's kitchen features eye catching cabinets, a striking island, and a premium chimney hood fan—ideal for entertaining or everyday living. The cozy living room with a electric fireplace and the adjacent dining area open directly onto a spacious deck, perfect for summer gatherings. Upstairs, you'll find three generously sized bedrooms and two full bathrooms, offering plenty of room for a growing family. Enjoy year-round comfort with central AIR-CONDITIONING CENTRAL, BUILT-IN SPEAKERS for surround sound, and a HEATED GARAGE for those chilly mornings.

Built in 2013

## **Essential Information**

MLS® # E4437256

Price \$589,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,026
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3219 16 Avenue
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0T8

### Amenities

Amenities	Air Conditioner, Deck
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 18th, 2025
Days on Market	4
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 May 22nd, 2025 at 7:02pm MDT