

## \$429,000 - 2825 16a Avenue, Edmonton

MLS® #E4439228

**\$429,000**

3 Bedroom, 3.50 Bathroom, 1,431 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Welcome to this Beautiful duplex with finished basement with city permit ,located in the heart of laurel, great deal for first time home buyers or investors,This 1431 sq ft duplex . Main floor has open concept kitchen with access to the large living room and dining room. 2 piece bath completes this level. Upstairs you'll see master bedroom with ensuite and 2 other bedrooms and a full bathroom and Bonus room. The basement consist of large entertainment area with full 4 psc Bath. The property is fully landscaped and fenced with a deck . Close to schools, parks & shopping, Meadows rec center. This property won't be in the market to long.

Built in 2013

### Essential Information

MLS® #	E4439228
Price	\$429,000
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,431
Acres	0.00
Year Built	2013
Type	Single Family



Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	2825 16a Avenue
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0T7

### Amenities

Amenities	Ceiling 9 ft., Deck, Hot Water Natural Gas, No Animal Home, No Smoking Home
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Public Transportation, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 29th, 2025
Days on Market	18
Zoning	Zone 30

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Listing information last updated on June 15th, 2025 at 10:32pm MDT