

## \$419,900 - 2820 16 Avenue, Edmonton

MLS® #E4430372

**\$419,900**

3 Bedroom, 3.50 Bathroom, 1,426 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Welcome to this HALF DUPLEX with Fully FINISHED BASEMENT . House offers Total 3 BEDS, 3.5 Baths and 2 KITCHENS. Step into the Bright Entrance you will find a 2pc Bath[. In the Kitchen There are EXOTIC GRANITE COUNTER TOPS, lots of cabinetry, a good size pantry and Stainless Steel Appliances. Adjacent to the kitchen is a large open living room with a lot of light. By the living room there is spacious dinning table space for your convenience. Also features patio doors leading into spacious back deck for your BBQ party. Upstairs there are 3 Bedrooms and a 3pc Bath. The master bedroom has its own Luxury 4 PC en-suite Bathroom and a huge Closet. If gardening is your forte, then look no further than the size of this lot. The proximity to every major amenity, this home truly has it all. This House is BEST for INVESTORS and FIRST TIME HOME BUYERS. Extended Driveway and walkway. Come , VISIT and Call it HOME.

Built in 2015

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4430372  |
| Price      | \$419,900 |
| Bedrooms   | 3         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |



|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 1,426         |
| Acres          | 0.00          |
| Year Built     | 2015          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 2820 16 Avenue |
| Area        | Edmonton       |
| Subdivision | Laurel         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 0Z6        |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Deck, Detectors Smoke |
| Parking   | Single Garage Attached                 |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, 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, Stone, Vinyl   |
| Exterior Features | Airport Nearby, Cul-De-Sac, Fenced, Landscaped, No Through Road, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

**Additional Information**

Date Listed            April 11th, 2025  
Days on Market      23  
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 4th, 2025 at 11:47am MDT