

## \$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 | 19             |
| Zoning         | Zone 30        |

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Listing information last updated on June 17th, 2025 at 11:32am MDT