

Courtesy Of Valerie P Faucon Of Liv Real Estate

# \$375,000 - 3108 16 Avenue, Edmonton

MLS® #E4454215

**\$375,000**

4 Bedroom, 3.50 Bathroom, 1,421 sqft  
Single Family on 0.00 Acres

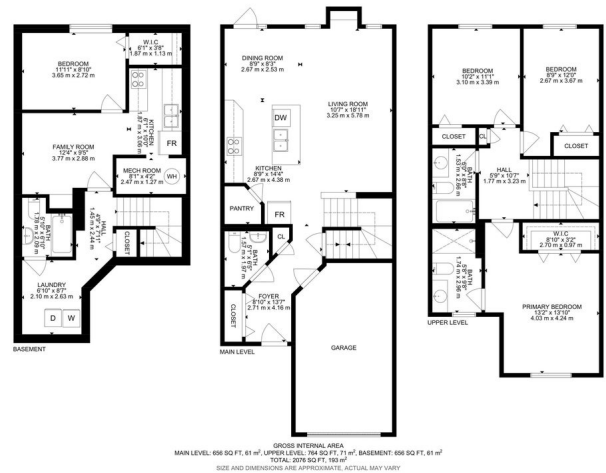
Laurel, Edmonton, AB

Welcome to this beautiful Laurel townhome with NO condo fees, offering over 2000 sq ft of stylish and functional living space. The open-concept main floor showcases a bright kitchen with maple cabinets, tile backsplash, black appliances, and an eat-in island, all flowing into the dining area. The spacious living room, with large windows and elegant built-in storage, creates a warm gathering space. Upstairs, the primary suite features a walk-in closet and 3-piece ensuite, while two more bedrooms and a full bath complete the level. The fully finished basement adds incredible value with a family room, 4th bedroom, full bath, laundry, and a second kitchen—ideal for extended family or guests. Outside, enjoy the newly painted deck, front porch, and a generous yard. With a single attached garage (new motor), this home blends comfort and convenience, all close to parks, a K-9 school, rec centre, and free park & ride. A must-see in Laurel!

Built in 2013

## Essential Information

MLS® #	E4454215
Price	\$375,000
Bedrooms	4
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	1,421
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### **Community Information**

Address	3108 16 Avenue
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0T8

### **Amenities**

Amenities	Closet Organizers, Deck, Front Porch, No Animal Home, No Smoking Home
Parking	Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Washer, Window Coverings, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            August 22nd, 2025

Days on Market      62

Zoning                 Zone 30

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Listing information last updated on October 23rd, 2025 at 5:32pm MDT