

## \$569,000 - 3233 16a Avenue, Edmonton

MLS® #E4456178

**\$569,000**

3 Bedroom, 2.50 Bathroom, 2,088 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Available with quick possession, North Facing, Pond View, Fully upgraded, Former Pacesetter Show home. Recently PAINTED, NEW CARPET and LED lighting gives feeling of a newly built home. This 2 Storey offers 3 bedroom, 2.5 bath, Den, Bonus room. Main floor has Living area with fire place over looking south facing fenced back yard, Dining area has high Vaulted ceiling with windows and patio door leading to good size fenced backyard. Kitchen offers lots of cabinets, SS appliances, Island with Granite counter top and walk through Pantry that could be converted into Spice Kitchen if needed. Heated Garage, Mud room Completes main floor. Upper floor has Primary bedroom with ensuite and walk in closet. Other 2 bedrooms shares main washroom. Wide hallway leads to Bonus room with vaulted ceiling, Laundry on upper floor for convenience. In-built Sound System with separate controls, Central AC. Low Level DECK. SEPARATE ENTRANCE to Unfinished basement with in-floor heating waiting for your plans.

Built in 2011

### Essential Information

MLS® # E4456178

Price \$569,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,088                  |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 3233 16a Avenue |
| Area        | Edmonton        |
| Subdivision | Laurel          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6T 0P6         |

### Amenities

|               |                                                                                                                                                                                 |
|---------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities     | Air Conditioner, Closet Organizers, Deck, Exterior Walls- 2"x6", Hot Water Natural Gas, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vaulted Ceiling, HRV System |
| Parking       | Double Garage Attached                                                                                                                                                          |
| Is Waterfront | Yes                                                                                                                                                                             |

### Interior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                          |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas                                                                           |
| Fireplace         | Yes                                                                                                                       |
| Fireplaces        | Tile Surround                                                                                                             |
| Stories           | 2                                                                                                                         |
| Has Basement      | Yes                                                                                                                       |
| Basement          | Full, Partially Finished                                                                                                  |

### Exterior

|                   |                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                            |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Low Maintenance Landscape, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Stream/Pond |
| Roof              | Asphalt Shingles                                                                                                                              |
| Construction      | Wood, Stone, Vinyl                                                                                                                            |
| Foundation        | Concrete Perimeter                                                                                                                            |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 14                  |
| 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 September 18th, 2025 at 11:33am MDT