

\$499,000 - 2807 16 Avenue, Edmonton

MLS® #E4456098

\$499,000

3 Bedroom, 2.50 Bathroom, 1,493 sqft

Single Family on 0.00 Acres

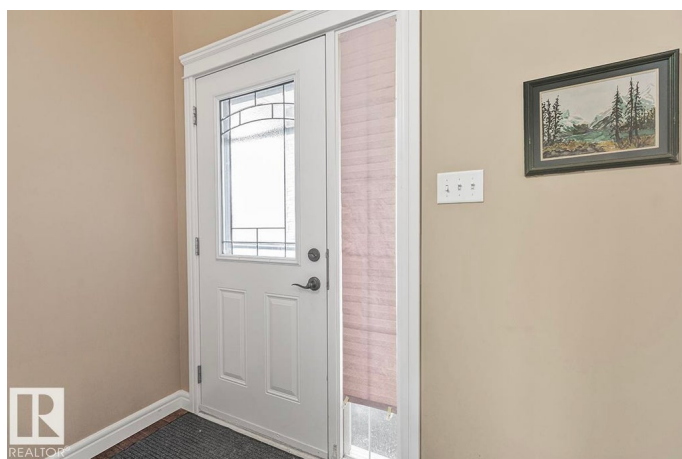
Laurel, Edmonton, AB

Former Showhome! This double attached duplex in Laurel has been meticulously maintained over the years, with additions such as central AC, life breath air freshener, Hunter Douglas Blinds throughout and a professionally landscaped yard as well as an underground irrigation system. There is plenty of space with huge 9ft ceilings through the house and a 18ft ceiling in the foyer, a big open concept kitchen with a walk-through pantry and living room. Upstairs you will find 3 well-appointed bedrooms including a big primary bedroom with an ensuite. The basement is roughed in for plumbing/future development or could be used as storage. Backing onto a green belt, close to schools, parks shopping and highways. MOVE IN READY!

Built in 2015

Essential Information

MLS® #	E4456098
Price	\$499,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,493
Acres	0.00



Year Built	2015
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	2807 16 Avenue
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5T 0Z6

Amenities

Amenities	Air Conditioner, Ceiling 9 ft., No Smoking Home
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Cleaner-Electronic, Air Conditioning-Central, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings, Dishwasher-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Corner Lot, Cul-De-Sac, Fenced, Landscaped, Low Maintenance Landscape, No Back Lane, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 4th, 2025
Days on Market	4

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 8th, 2025 at 1:02am MDT