

\$399,900 - 2803 16 Avenue, Edmonton

MLS® #E4446963

\$399,900

3 Bedroom, 2.50 Bathroom, 1,629 sqft
Single Family on 0.00 Acres

Laurel, Edmonton, AB

****GREEN SPACE BACKING**** Half-duplex located in the desirable community of Laurel, perfectly positioned backing onto green space for added privacy and a peaceful backyard view. This 2-storey home features 3 bedrooms and 2.5 bathrooms, making it ideal for families or investors. The main floor offers an open-concept layout with a bright living area, dining space, modern kitchen, and a convenient half bath. Upstairs, you'll find all three bedrooms, including a spacious primary suite with a walk-in closet and 3-piece ensuite, plus another full bathroom to serve the other two bedrooms. There's **POTENTIAL** for a **SEPARATE ENTRANCE**, offering great flexibility for future development or income potential. Located just minutes from schools, shopping centres, parks, public transit, and gas stations, this home combines comfort and convenience in a growing neighborhood. **NEW FURNACE 2024**

Built in 2015

Essential Information

| | |
|------------|-----------|
| MLS® # | E4446963 |
| Price | \$399,900 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |



| | |
|----------------|---------------|
| Half Baths | 1 |
| Square Footage | 1,629 |
| Acres | 0.00 |
| Year Built | 2015 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 2803 16 Avenue |
| Area | Edmonton |
| Subdivision | Laurel |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6T 0Z6 |

Amenities

| | |
|-----------|--------------------------------------|
| Amenities | Ceiling 9 ft., Deck, Detectors Smoke |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Backs Onto Park/Trees, Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed July 10th, 2025

Days on Market 11

Zoning Zone 30

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Listing information last updated on July 21st, 2025 at 7:02am MDT