

## \$414,900 - 3013 16a Avenue, Edmonton

MLS® #E4449787

**\$414,900**

3 Bedroom, 2.50 Bathroom, 1,386 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Welcome to your new summer haven in the heart of Laurel! This charming 1350+ sq ft half duplex is move-in ready and radiating pride of ownership from the moment you step inside. Instantly feel at home as you enter the open concept main floor, where a warm and inviting kitchen flows effortlessly into the living room. Hardwood floors, a functional island, and a cozy gas fireplace set the stage for relaxed living and entertaining. Upstairs you'll find three comfortable bedrooms and two full bathrooms, including a spacious primary retreat with its own en-suite featuring a full-size shower. The basement offers potential for storage or future development, while the sun-filled backyard and rear deck invite summer memories to be made. Laurel's welcoming community offers scenic walking trails and seamless connectivity to Anthony Henday, making everyday life both refreshing and convenient. This home is ready to be yours!

Built in 2011

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4449787  |
| Price     | \$414,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |               |
|----------------|---------------|
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,386         |
| Acres          | 0.00          |
| Year Built     | 2011          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 3013 16a Avenue |
| Area        | Edmonton        |
| Subdivision | Laurel          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6T 0P8         |

### Amenities

|           |                                   |
|-----------|-----------------------------------|
| Amenities | Deck, Fire Pit, See Remarks       |
| Parking   | Insulated, Single Garage Attached |

### Interior

|                   |                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                        |
| Fireplace         | Yes                                                                                                                                              |
| Fireplaces        | Tile Surround                                                                                                                                    |
| Stories           | 2                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                              |
| Basement          | Full, Unfinished                                                                                                                                 |

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                         |
| Exterior Features | Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                    |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 20              |
| Zoning         | Zone 30         |

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Listing information last updated on August 14th, 2025 at 3:17pm MDT