

## \$509,900 - 3252 16 Avenue, Edmonton

MLS® #E4427338

**\$509,900**

3 Bedroom, 2.50 Bathroom, 1,548 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Welcome to this spacious 2 storey home in Laurel. This home offers 3 bedrooms and 2.5 washrooms. Entering the home we are greeted with a large entry that leads into the living room and kitchen. The kitchen offers ample cabinet and quartz counter top space and includes a corner pantry. The living room is also spacious and looks out to the huge back yard. The upper floor has 3 spacious bedrooms with the master having a 5 piece en suite including a large corner soaker tub and an oversized stand up shower. Home is situated on a huge lot with a grand backyard and a large deck. Double attached garage and a wide drive way. Make this gorgeous home yours!

Built in 2014

### Essential Information

MLS® #	E4427338
Price	\$509,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,548
Acres	0.00
Year Built	2014



Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3252 16 Avenue
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0V1

### Amenities

Amenities	Deck
Parking	Double Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	March 24th, 2025
Days on Market	28
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 April 21st, 2025 at 12:17am MDT