

## \$429,000 - 2911 16 Avenue, Edmonton

MLS® #E4452298

**\$429,000**

3 Bedroom, 2.50 Bathroom, 1,494 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Beautiful half duplex in Laurel with single attached garage! The bright, open-concept main floor features a spacious kitchen with walk-in pantry, ample cabinet space, and a cozy electric fireplace in the living room. Large windows and sliding doors lead to a deck and a fully landscaped backyard—perfect for outdoor gatherings. Upstairs offers a generous primary bedroom with walk-in closet and 4-piece ensuite, plus two additional bedrooms and another full bathroom. Ideally located close to a K-9 school, parks, shopping, Meadows Recreation Centre, and with quick access to Whitemud Drive and Anthony Henday

Built in 2015

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4452298      |
| Price          | \$429,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,494         |
| Acres          | 0.00          |
| Year Built     | 2015          |
| Type           | Single Family |



|          |             |
|----------|-------------|
| Sub-Type | Half Duplex |
| Style    | 2 Storey    |
| Status   | Active      |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 2911 16 Avenue |
| Area        | Edmonton       |
| Subdivision | Laurel         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 2S5        |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Single Garage Attached |

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, 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 | Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                            |
| Construction      | Wood, Vinyl                                                                                 |
| Foundation        | Concrete Perimeter                                                                          |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 10th, 2025 |
| Days on Market | 56                |
| Zoning         | Zone 30           |

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Listing information last updated on October 5th, 2025 at 6:02am MDT