

# \$375,000 - 3108 16 Avenue, Edmonton

MLS® #E4454215

**\$375,000**

4 Bedroom, 3.50 Bathroom, 1,421 sqft  
Single Family on 0.00 Acres

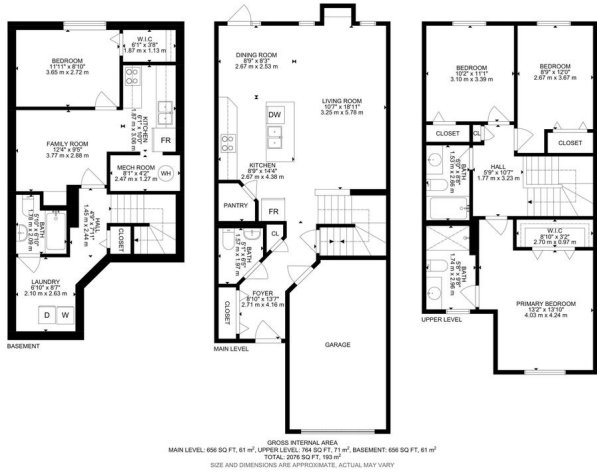
Laurel, Edmonton, AB

Welcome to this beautiful Laurel townhome with NO condo fees, offering over 2000 sq ft of stylish and functional living space. The open-concept main floor showcases a bright kitchen with maple cabinets, tile backsplash, black appliances, and an eat-in island, all flowing into the dining area. The spacious living room, with large windows and elegant built-in storage, creates a warm gathering space. Upstairs, the primary suite features a walk-in closet and 3-piece ensuite, while two more bedrooms and a full bath complete the level. The fully finished basement adds incredible value with a family room, 4th bedroom, full bath, laundry, and a second kitchen—ideal for extended family or guests. Outside, enjoy the newly painted deck, front porch, and a generous yard. With a single attached garage (new motor), this home blends comfort and convenience, all close to parks, a K-9 school, rec centre, and free park & ride. A must-see in Laurel!

Built in 2013

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4454215  |
| Price     | \$375,000 |
| Bedrooms  | 4         |
| Bathrooms | 3.50      |



|                |                      |
|----------------|----------------------|
| Full Baths     | 3                    |
| Half Baths     | 1                    |
| Square Footage | 1,421                |
| Acres          | 0.00                 |
| Year Built     | 2013                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3108 16 Avenue |
| Area        | Edmonton       |
| Subdivision | Laurel         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 0T8        |

### Amenities

|           |                                                                       |
|-----------|-----------------------------------------------------------------------|
| Amenities | Closet Organizers, Deck, Front Porch, No Animal Home, No Smoking Home |
| Parking   | Single Garage Attached                                                |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                              |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Washer, Window Coverings, Refrigerators-Two, Stoves-Two |
| Heating           | Forced Air-1, Natural Gas                                                                     |
| Stories           | 3                                                                                             |
| Has Basement      | Yes                                                                                           |
| Basement          | Full, Finished                                                                                |

### Exterior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                               |
| Exterior Features | Fenced, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                 |
| Construction      | Wood, Brick, Vinyl                                                                               |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 22nd, 2025

Days on Market                53

Zoning                              Zone 30

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Listing information last updated on October 14th, 2025 at 9:02am MDT