

## \$439,000 - 2825 16a Avenue, Edmonton

MLS® #E4456689

**\$439,000**

6 Bedroom, 3.50 Bathroom, 1,431 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Welcome to this gorgeous duplex with 4 Bedroom and 2 Bedroom finished basement with city permit, located in the heart of laurel. Discover the perfect blend of comfort and convenience in this charming home with the great deal for first time home buyers or investors. This beautiful listed residence offers 1430 sq ft duplex with Main floor open concept kitchen having an access to the large living room and dining room accompanied with 2 piece bath completes this level. Upstairs serves with primary bedroom with ensuite and 3 more bedrooms and a full bathroom. The basement offers 2 Bedroom with full 4 psc Bath. This property is fully landscaped and fenced with a deck. Location is key, and this home puts you with an arm's reach of schools, Grocery runs, Playground, easy access to public transportation and recreation centre.

Built in 2013

### Essential Information

MLS® #	E4456689
Price	\$439,000
Bedrooms	6
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,431



Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	2825 16a Avenue
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0T7

### **Amenities**

Amenities	Ceiling 9 ft., Deck, Hot Water Natural Gas, No Animal Home, No Smoking Home
Parking	Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Public Transportation, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed            September 8th, 2025  
Days on Market        3  
Zoning                  Zone 30



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Listing information last updated on September 11th, 2025 at 7:02pm MDT