

## \$668,500 - 2922 17a Avenue, Edmonton

MLS® #E4457294

**\$668,500**

6 Bedroom, 3.50 Bathroom, 2,404 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Welcome to this beautifully maintained home in the sought-after community of Laurel, Edmonton! This thoughtfully designed property features 3 spacious bedrooms upstairs and 2 full bathrooms, including a primary ensuite. On the main floor, youâ€™™ll find an additional bedroom â€™™ perfect for guests, seniors, or a home office â€™™ along with a convenient half bath. The heart of the home is a gorgeous kitchen with modern finishes and a huge walk-in pantry that offers the option to be converted into a spice kitchen for added functionality. Enjoy privacy with no neighbours behind, and benefit from being just steps from a bus stop, schools, and shopping. The basement has a separate entrance and is fully developed with 2 bedrooms, a full bathroom, a kitchen, and an additional storage roomâ€™™ideal for extended family or rental potential. Located close to all major amenities, with walking distance to Trails, Parks, Shopping center, Schools and easy access to major highways. A must-see property in a prime location!

Built in 2013

### Essential Information

MLS® # E4457294

Price \$668,500



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,404                  |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 2922 17a Avenue |
| Area        | Edmonton        |
| Subdivision | Laurel          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6T 0R8         |

### Amenities

|           |                                                            |
|-----------|------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached                                     |

### Interior

|                   |                                                                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                               |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Stacked Washer/Dryer, Stove-Electric, Window Coverings, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                      |
| Stories           | 3                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                            |
| Basement          | Full, Finished                                                                                                                                                 |

### Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior          | Wood, Vinyl                         |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby |
| Roof              | Asphalt Shingles                    |

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

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 8                    |
| Zoning         | Zone 30              |

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Listing information last updated on September 19th, 2025 at 3:17am MDT