

## \$524,999 - 3363 16b Avenue, Edmonton

MLS® #E4439648

**\$524,999**

3 Bedroom, 3.50 Bathroom, 1,595 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Welcome to this beautiful single-family home in the highly sought-after Laurel community! This 3-bedroom + den, 3.5-bath home offers a fully finished basement, spacious deck, extended driveway and numerous upgrades. Located on a regular lot, this home is just minutes from Meadows Rec Centre, Laurel Crossing shopping plaza, public & Catholic schools, parks, walking trails, and public transit. The main floor features a bright living room, dining area, and an L-shaped kitchen with backsplash tiles and lots of cabinetry. Upstairs, the primary bedroom boasts a WI closet and 5-piece ensuite, with 2 more bedrooms, a 4-piece bath. Another area which is currently set up as an office (Former Laundry room which can be converted back to laundry). The basement includes a den, 3-piece bath, and rec room - Ideal for guests or family fun. A perfect home in a vibrant, family-friendly neighborhoodâ€™donâ€™t miss out!

Built in 2011

### Essential Information

MLS® # E4439648

Price \$524,999

Bedrooms 3

Bathrooms 3.50



Full Baths	3
Half Baths	1
Square Footage	1,595
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	3363 16b Avenue
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0P1

### **Amenities**

Amenities	Deck, See Remarks
Parking	Double Garage Attached, Heated

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, See Remarks, Curtains and Blinds, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 30th, 2025

Days on Market                17

Zoning                            Zone 30

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