

## \$399,900 - 2803 16 Avenue, Edmonton

MLS® #E4446963

**\$399,900**

3 Bedroom, 2.50 Bathroom, 1,629 sqft  
Single Family on 0.00 Acres

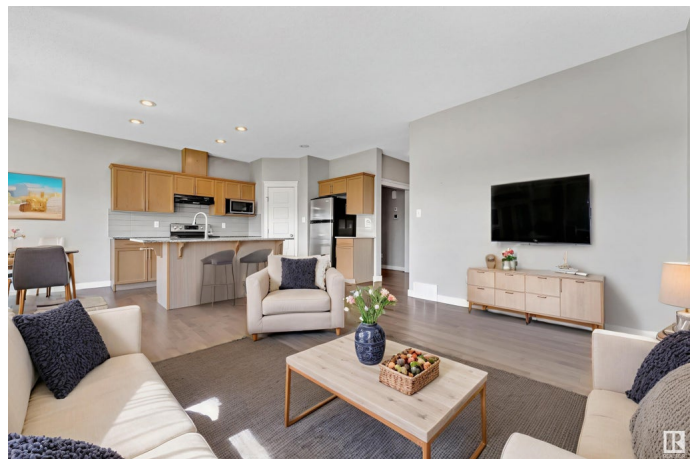
Laurel, Edmonton, AB

**\*\*GREEN SPACE BACKING\*\*** Half-duplex located in the desirable community of Laurel, perfectly positioned backing onto green space for added privacy and a peaceful backyard view. This 2-storey home features 3 bedrooms and 2.5 bathrooms, making it ideal for families or investors. The main floor offers an open-concept layout with a bright living area, dining space, modern kitchen, and a convenient half bath. Upstairs, you'll find all three bedrooms, including a spacious primary suite with a walk-in closet and 3-piece ensuite, plus another full bathroom to serve the other two bedrooms. There's **POTENTIAL** for a **SEPARATE ENTRANCE**, offering great flexibility for future development or income potential. Located just minutes from schools, shopping centres, parks, public transit, and gas stations, this home combines comfort and convenience in a growing neighborhood. **NEW FURNACE 2024**

Built in 2015

### Essential Information

MLS® #	E4446963
Price	\$399,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,629
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	2803 16 Avenue
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0Z6

### Amenities

Amenities	Ceiling 9 ft., Deck, Detectors Smoke
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed July 10th, 2025

Days on Market 2

Zoning Zone 30

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 12th, 2025 at 8:33pm MDT