

## \$454,900 - 2919 16 Avenue, Edmonton

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MLS® #E4461264

**\$454,900**

3 Bedroom, 2.50 Bathroom, 1,643 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

**\*\*LAUREL\*\*SOUTH EDMONTON\*\*POOJA ROOM\*\*CUSTOM HOME\*\*BIGGER ROOMS\*\*FRAMING DONE IN BASEMENT\*\*WIDE FRONT HOUSE\*\*** This isn't just a house it's a sanctuary, meticulously crafted for the life you deserve. Begin your days in a serene Pooja room, unwind in expansively sized bedrooms, and envision endless possibilities in the fully framed basement. A wider, more welcoming front door invites you into a world of style and comfort. Bathed in natural light, the open-concept main floor is an entertainer's dream, featuring a chef-inspired kitchen with granite countertops, stainless steel appliances, and a chic breakfast bar that flows seamlessly to a massive deck and private, park-like backyard. Upstairs, escape to a lavish master suite with a walk-in closet and a spa like ensuite. Two additional generous bedrooms provide ample space for family or guests. Perfectly positioned in the desirable Laurel community, you're moments from the Meadows Rec Centre, schools, and all amenities. Your stunning new chapter starts here.



Built in 2015

### Essential Information

MLS® # E4461264

Price \$454,900

|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,643         |
| Acres          | 0.00          |
| Year Built     | 2015          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 2919 16 Avenue |
| Area        | Edmonton       |
| Subdivision | Laurel         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 0Z6        |

### Amenities

|           |                                                                                   |
|-----------|-----------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Deck, Detectors Smoke, No Animal Home, No Smoking Home, HRV System |
| Parking   | Double Garage Attached                                                            |

### Interior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, 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 | Airport Nearby, Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, |

|              |                    |
|--------------|--------------------|
|              | Shopping Nearby    |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 7th, 2025 |
| Days on Market | 12                |
| Zoning         | Zone 30           |

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Listing information last updated on October 19th, 2025 at 4:02am MDT