# \$549,900 - 2806 17a Avenue, Edmonton

MLS® #E4427475

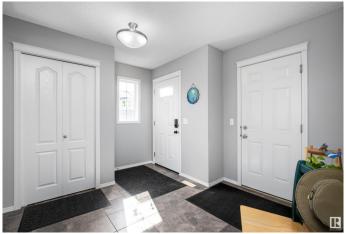
## \$549.900

4 Bedroom, 3.50 Bathroom, 1,781 sqft Single Family on 0.00 Acres

Laurel, Edmonton, AB

Welcome to this stunning home, where every detail has been thoughtfully designed to offer comfort, space + style. Features 4 bedrooms + three a half bathrooms, making it an ideal choice for families of all sizes. The spacious foyer, provides with an inviting atmosphere that's perfect for welcoming guests or unloading after a busy day of shopping. Entrance from the double attached garage ensures convenience + ease. Thoughtfully located away from the main living areas, the powder room + laundry offer privacy + functionality. The heart of the home is the open concept kitchen, dining + living area. This space is perfect for entertaining family + friends, with seamless access to the backyard + deck. Imagine summer barbecues, outdoor gatherings + endless fun in the sun. Upstairs the bonus room is a sunlit haven, thanks to a plethora of windows that bathe the space in natural light. Primary + 2 bedrooms, bonus rm up + 1 bedroom, rec rm lower. Fridge, dishwasher March 2023, garage door Aug 2022, front door 2021.







Built in 2012

# **Essential Information**

MLS® # E4427475 Price \$549,900 Bedrooms 4

Bathrooms 3.50

Full Baths 3

Half Baths 1

Square Footage 1,781

Acres 0.00

Year Built 2012

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 2806 17a Avenue

Area Edmonton

Subdivision Laurel

City Edmonton
County ALBERTA

Province AB

Postal Code T6T 0R6

#### **Amenities**

Amenities Detectors Smoke, No Smoking Home

Parking Spaces 2

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control,

Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric,

Washer, Window Coverings, See Remarks, TV Wall Mount

Heating Forced Air-1, Natural Gas

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public

Transportation, Schools

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **School Information**

Elementary Svend Hansen School
Middle Svend Hansen School

High Elder Dr. Francis Whiskey

## **Additional Information**

Date Listed March 26th, 2025

Days on Market 35

Zoning Zone 30

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Listing information last updated on April 30th, 2025 at 8:17pm MDT