

# \$435,000 - 3116 16 Avenue, Edmonton

MLS® #E4422737

**\$435,000**

3 Bedroom, 2.50 Bathroom, 1,433 sqft  
Single Family on 0.00 Acres

Laurel, Edmonton, AB

NO CONDO FEES!! ATTENTION first time buyer's, we have the perfect property for you in the desirable neighborhood of Laurel! CORNER UNIT, PRIVATE BACKYARD, DOUBLE ATTACHED GARAGE and and Partial FINISHED basement. Upon entrance you are greeted with lots of natural light, a good sized landing area and closet, living space, 2pc bath, dining room, Family room and large kitchen. On the second floor you will find 3 Bedrooms, Laundry, Full bathroom, Large Master Bedroom and a 4 pc En Suite bath. Enjoy long summers on your private back yard and fully landscaped yard. Located close to Schools, walking paths, Restaurants, Grocery stores and shopping centers. Easy access to the city, don't miss out!

Built in 2013

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4422737  |
| Price          | \$435,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,433     |
| Acres          | 0.00      |



|            |                      |
|------------|----------------------|
| Year Built | 2013                 |
| Type       | Single Family        |
| Sub-Type   | Residential Attached |
| Style      | 2 Storey             |
| Status     | Active               |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 3116 16 Avenue |
| Area        | Edmonton       |
| Subdivision | Laurel         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 0T8        |

### **Amenities**

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

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Partially Finished   |

### **Exterior**

|                   |                                  |
|-------------------|----------------------------------|
| Exterior          | Wood, Vinyl                      |
| Exterior Features | Fenced, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                 |
| Construction      | Wood, Vinyl                      |
| Foundation        | Concrete Perimeter               |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 24th, 2025 |
| Days on Market | 18                  |
| Zoning         | Zone 30             |

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Listing information last updated on March 14th, 2025 at 2:32am MDT