

## \$469,000 - 2510 16a Avenue, Edmonton

MLS® #E4435042

**\$469,000**

3 Bedroom, 2.50 Bathroom, 1,541 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

### LOCATION!! LOCATION! LOCATION!!

Discover this GORGEOUS home in Laurel's prime location! 1541 Sq Ft A FANTASTIC Half Duplex W/DOUBLE CAR ATTACHED GARAGE on a Huge LOT. Main floor features 9Ft Ceiling open-concept that includes a spacious living room with a fireplace featured wall, dining area with Huge Windows, an upgraded kitchen with quartz countertops, SS Appliances ,a walk-in pantry, and a half bath completes main floor . Upstairs you will get oversized primary bedroom with an en-suite & Walk in closet two additional Decent sized bedrooms, and another full bathroom,Washer and Dryer are on the Upper floor, making your life easy. Your perfect family home awaits!. MUST SEE BEFORE IT GOES!!!!!!.

Built in 2018

### Essential Information

MLS® #	E4435042
Price	\$469,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,541
Acres	0.00



Year Built	2018
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	2510 16a Avenue
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2H6

### **Amenities**

Amenities	Ceiling 9 ft., Deck
Parking	Double Garage Attached

### **Interior**

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

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 7th, 2025
Days on Market	70

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 16th, 2025 at 8:02am MDT