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

MLS® #E4427475

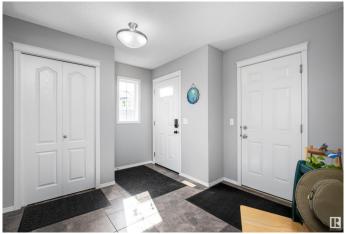
\$549.900

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 39

Zoning Zone 30

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Listing information last updated on May 3rd, 2025 at 11:47pm MDT