

## \$439,900 - 2907 16 Avenue, Edmonton

MLS® #E4454136

**\$439,900**

3 Bedroom, 3.50 Bathroom, 1,397 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Welcome to this beautiful half duplex in Laurel! The main floor offers a spacious living and dining area, a well-sized kitchen, and a convenient half bath. Upstairs, you'll find 3 generously sized bedrooms and 2 full bathrooms. The fully finished basement includes an additional full bath, providing extra living space for your family's needs. Step outside to enjoy a finished deck and landscaped yard—perfect for summer gatherings. Located close to schools, parks, and all amenities, this home is ready for you to move in and enjoy!

Built in 2015

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4454136      |
| Price          | \$439,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,397         |
| Acres          | 0.00          |
| Year Built     | 2015          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                |
|-------------|----------------|
| Address     | 2907 16 Avenue |
| Area        | Edmonton       |
| Subdivision | Laurel         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 0Z6        |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Single Garage Attached |

### Interior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                  |
| Stories           | 3                                                                                          |
| Has Basement      | Yes                                                                                        |
| Basement          | Full, Finished                                                                             |

### Exterior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                 |
| Exterior Features | Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                            |
| Construction      | Wood, Vinyl                                                                                 |
| Foundation        | Concrete Perimeter                                                                          |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 72                |
| Zoning         | Zone 30           |

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Listing information last updated on November 1st, 2025 at 7:47pm MDT