

## \$469,900 - 2804 16 Avenue, Edmonton

MLS® #E4445734

**\$469,900**

3 Bedroom, 2.50 Bathroom, 1,632 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

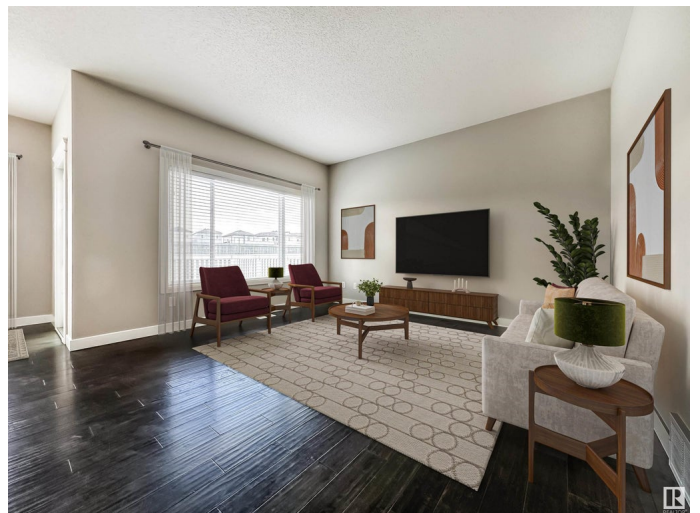
HALF DUPLEX WITH MASSIVE PIE LOT  
BACKING GREENSPACE IN LAUREL 3  
bedroom, 2.5 bath, 1,631 sqft half duplex on a  
rare pie lot with free space views in the heart  
of Laurel. Inside, youâ€™ll find a bright,  
open-concept layout with laminate floors,  
neutral tones, and large windows that fill the  
home with natural light. The kitchen is  
thoughtfully designed with stainless steel  
appliances, granite counters, tile backsplash,  
and a corner pantry, flowing seamlessly into  
the living and dining areas with access to the  
deck, perfect for summer BBQs and  
gatherings. Upstairs, the spacious primary  
suite features a walk-in closet and 4-piece  
ensuite, while two additional bedrooms, a full  
bath, and convenient upstairs laundry. The  
unfinished basement is ready for your personal  
touch. What truly sets this home apart is the  
huge pie-shaped lot backing onto greenspace,  
offering privacy, extra yard space, and  
incredible value. Double attached garage.  
Close to shopping, the rec centre and Svend  
Hansen School. Welcome home!

Built in 2015

### Essential Information

MLS® # E4445734

Price \$469,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,632
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	2804 16 Avenue
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0Z6

### Amenities

Amenities	Deck, No Animal Home, No Smoking Home, Parking-Extra, HRV System
Parking Spaces	4
Parking	Double Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Cul-De-Sac, Fenced, Landscaped, Park/Reserve, Playground Nearby,

	Public Swimming Pool, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 3rd, 2025
Days on Market	2
Zoning	Zone 30

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Listing information last updated on July 5th, 2025 at 1:17am MDT