

## \$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	3

## 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 May 10th, 2025 at 8:17am MDT