

## \$429,900 - 3116 16 Avenue, Edmonton

MLS® #E4430623

**\$429,900**

3 Bedroom, 2.50 Bathroom, 1,433 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

ATTENTION first time buyer's, we have the perfect property for you in the desirable neighborhood of Laurel! CORNER UNIT, PRIVATE BACKYARD, DOUBLE ATTACHED GARAGE, Big driveway and and Partial FINISHED basement. Upon entrance you are greeted with lots of natural light, a good sized landing area and closet, living space, 2pc bath, dining room, Family room and large kitchen. On the second floor you will find 3 Bedrooms, Laundry, Full bathroom, Large Master Bedroom and a 4 pc En Suite bath. Enjoy long summers on your private back yard and fully landscaped yard. Located close to Schools, walking paths, Restaurants, Grocery stores and shopping centers. Easy access to the city, don't miss out!

Built in 2013

### Essential Information

MLS® #	E4430623
Price	\$429,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,433
Acres	0.00



Year Built	2013
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### Community Information

Address	3116 16 Avenue
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0T8

### Amenities

Amenities	Exterior Walls- 2"x6"
Parking	Double Garage Attached

### Interior

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

### Exterior

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

### Additional Information

Date Listed	April 12th, 2025
Days on Market	9

## 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 April 21st, 2025 at 3:47am MDT