

## \$739,000 - 3235 16 Avenue, Edmonton

MLS® #E4444778

**\$739,000**

4 Bedroom, 4.00 Bathroom, 2,391 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Welcome to this beautifully upgraded home and Well maintained in the sought-after community of Laurel, offering nearly 2,400 SQFT of living space with a SIDE ENTRANCE. As you enter, you're greeted by a spacious OPEN TO BELOW, a formal living room, and a separate dining area. Toward the back of the home, the open-concept family room and kitchen blend style and functionality, featuring a walk-in pantry and breakfast nook. The living room is cozy with a gas fireplace. The main floor also includes a full bedroom and full bathroom. Upstairs, enjoy 3 generously sized bedrooms, including a spacious primary suite with a walk-in closet and a luxurious 5-piece ensuite. A large bonus room overlooks the living room below, and walk-in laundry. Basement is also fully finished With SIDE ENTRANCE, full washroom and a LUXURY BAR. The fully landscaped backyard includes a deck and storage shed. This house come with A/C Central. Located close to schools, parks, shopping, and transit.

Built in 2014

### Essential Information

MLS® # E4444778

Price \$739,000



Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,391
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3235 16 Avenue
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0T8

### Amenities

Amenities	See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Washer, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Asphalt
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Asphalt
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 27th, 2025
Days on Market	14
Zoning	Zone 30

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