

## \$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 | 5                |

## 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 17th, 2025 at 8:47pm MDT