

\$549,900 - 2806 17a Avenue, Edmonton

MLS® #E4427475

\$549,900

4 Bedroom, 3.50 Bathroom, 1,781 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Welcome to this stunning home, where every detail has been thoughtfully designed to offer comfort, space + style. Features 4 bedrooms + three a half bathrooms, making it an ideal choice for families of all sizes. The spacious foyer, provides with an inviting atmosphere that's perfect for welcoming guests or unloading after a busy day of shopping. Entrance from the double attached garage ensures convenience + ease. Thoughtfully located away from the main living areas, the powder room + laundry offer privacy + functionality. The heart of the home is the open concept kitchen, dining + living area. This space is perfect for entertaining family + friends, with seamless access to the backyard + deck. Imagine summer barbecues, outdoor gatherings + endless fun in the sun. Upstairs the bonus room is a sunlit haven, thanks to a plethora of windows that bathe the space in natural light. Primary + 2 bedrooms, bonus rm up + 1 bedroom, rec rm lower. Fridge, dishwasher March 2023, garage door Aug 2022, front door 2021.

Built in 2012

Essential Information

MLS® # E4427475

Price \$549,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,781
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	2806 17a Avenue
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0R6

Amenities

Amenities	Detectors Smoke, No Smoking Home
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings, See Remarks, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public

	Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Svend Hansen School
Middle	Svend Hansen School
High	Elder Dr. Francis Whiskey

Additional Information

Date Listed	March 26th, 2025
Days on Market	38
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 3rd, 2025 at 11:17am MDT