

## \$481,000 - 3125 17a Avenue, Edmonton

MLS® #E4431714

**\$481,000**

3 Bedroom, 3.50 Bathroom, 1,554 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

This stunning detached home with a double detached garage overlooks a beautiful park and green space in one of the most sought-after communities of Laurel. The bright and open main floor features vaulted ceilings and flows seamlessly into the kitchen, dining area, and a den, offering plenty of cabinetry and an abundance of natural light. The first floor is completed by a half washroom, a mudroom, and access to a decent-sized deck, perfect for outdoor relaxation. Upstairs, you'll find a spacious primary bedroom with an ensuite bathroom, along with two additional bedrooms and a shared common bathroom. The unfinished basement already includes a completed full bathroom and is ready for your personal touches in the future. Conveniently located close to schools, shopping, parks, Anthony Henday, and Whitemud Drive, this home offers both comfort and excellent accessibility.

Built in 2011

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4431714  |
| Price      | \$481,000 |
| Bedrooms   | 3         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,554                  |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 3125 17a Avenue |
| Area        | Edmonton        |
| Subdivision | Laurel          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6T 0P5         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### Interior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                               |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Euro Washer/Dryer Combo, 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 | Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                            |
| Construction      | Wood, Vinyl                                                                                 |
| Foundation        | Concrete Perimeter                                                                          |

### Additional Information

Date Listed April 18th, 2025

Days on Market 15

Zoning Zone 30

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