

## \$675,500 - 2922 17a Avenue, Edmonton

MLS® #E4448971

**\$675,500**

6 Bedroom, 3.50 Bathroom, 2,404 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Welcome to this beautifully maintained home in the sought-after community of Laurel, Edmonton! This thoughtfully designed property features 3 spacious bedrooms upstairs and 2 full bathrooms, including a primary ensuite. On the main floor, you'll find an additional bedroom – perfect for guests, seniors, or a home office – along with a convenient half bath. The heart of the home is a gorgeous kitchen with modern finishes and a huge walk-in pantry that offers the option to be converted into a spice kitchen for added functionality. Enjoy privacy with no neighbours behind, and benefit from being just steps from a bus stop, schools, and shopping. The basement has a separate entrance and is fully developed with 2 bedrooms, a full bathroom, a kitchen, and an additional storage room – ideal for extended family or rental potential. Located close to all major amenities, with walking distance to Trails, Parks, Shopping center, Schools and easy access to major highways. A must-see property in a prime location!

Built in 2013

### Essential Information

MLS® # E4448971

Price \$675,500



Bedrooms	6
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,404
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2922 17a Avenue
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0R8

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, No Animal Home, No Smoking Home
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Stove-Electric, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Fenced, Golf Nearby,

	Landscaped
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Svend Hansen School
High	WhiskeyJack School

### **Additional Information**

Date Listed	July 21st, 2025
Days on Market	6
Zoning	Zone 30

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