

# **\$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**

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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	22
Zoning	Zone 30

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Listing information last updated on April 17th, 2025 at 7:17pm MDT