

Courtesy Of Jarred Lusk Of Real Broker

## \$424,900 - 3003 16 Avenue, Edmonton

MLS® #E4465676

**\$424,900**

4 Bedroom, 3.50 Bathroom, 1,388 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Welcome to this freshly painted home in the heart of Laurel, offering space, comfort, and a layout that works for real life. The main floor features a bright and spacious kitchen with plenty of cabinetry and room to cook, gather, and entertain. The living and dining areas flow easily, making everyday routines feel effortless. Upstairs, you'll find three comfortable bedrooms including a private primary suite, while the fully finished basement adds a fourth bedroom, full bathroom, and a flexible rec space for guests or family. Stay cool all summer with central AC, and enjoy the added perk of solar panels that help offset those warmer-weather energy costs. Outside, the fully fenced, clover filled yard is low maintenance, pet friendly, and perfect for relaxing or playtime. Located in a welcoming community close to parks, schools, and everyday amenities, this move in ready home is a great option for families or first time buyers looking to settle into Laurel. Welcome Home!

Built in 2014

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4465676  |
| Price     | \$424,900 |
| Bedrooms  | 4         |
| Bathrooms | 3.50      |



|                |                      |
|----------------|----------------------|
| Full Baths     | 3                    |
| Half Baths     | 1                    |
| Square Footage | 1,388                |
| Acres          | 0.00                 |
| Year Built     | 2014                 |
| Type           | Single Family        |
| Sub-Type       | Residential Attached |
| Style          | 2 Storey             |
| Status         | Active               |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3003 16 Avenue |
| Area        | Edmonton       |
| Subdivision | Laurel         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 0T9        |

### Amenities

|           |                                                               |
|-----------|---------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Hot Water Natural Gas, Solar Equipment |
| Parking   | Parking Pad Cement/Paved                                      |

### Interior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                             |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                    |
| Stories           | 3                                                                                                                            |
| Has Basement      | Yes                                                                                                                          |
| Basement          | Full, Finished                                                                                                               |

### Exterior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                             |
| Exterior Features | Corner Lot, Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Playground Nearby |
| Roof              | Asphalt Shingles                                                                        |
| Construction      | Wood, Vinyl                                                                             |
| Foundation        | Concrete Perimeter                                                                      |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 13th, 2025 |
| Days on Market | 1                   |
| 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 November 14th, 2025 at 4:02am MST