

## \$589,000 - 3219 16 Avenue, Edmonton

MLS® #E4437256

**\$589,000**

3 Bedroom, 2.50 Bathroom, 2,026 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Beautifully FORMAL SHOW HOME

3-Bedroom Detached Home in Laurel WITH TONS OF UPGRADES LIKE AIR-CONDITIONING CENTRAL, BUILT-IN SPEAKERS, HEATED GARAGE ETC. Over 2,000 Sq Ft of Stylish Living Space! Welcome to this stunning two-story detached home located in the highly sought-after community of Laurel. An abundance of natural light fills the open-concept main floor, highlighting rich hardwood floors throughout. The fabulous chef's kitchen features eye catching cabinets, a striking island, and a premium chimney hood fan—ideal for entertaining or everyday living. The cozy living room with a electric fireplace and the adjacent dining area open directly onto a spacious deck, perfect for summer gatherings. Upstairs, you'll find three generously sized bedrooms and two full bathrooms, offering plenty of room for a growing family. Enjoy year-round comfort with central AIR-CONDITIONING CENTRAL, BUILT-IN SPEAKERS for surround sound, and a HEATED GARAGE for those chilly mornings.

Built in 2013

### Essential Information

MLS® # E4437256

Price \$589,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,026                  |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3219 16 Avenue |
| Area        | Edmonton       |
| Subdivision | Laurel         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 0T8        |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Air Conditioner, Deck  |
| Parking   | Double Garage Attached |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 18th, 2025 |
| Days on Market | 94             |
| Zoning         | Zone 30        |

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Listing information last updated on August 20th, 2025 at 4:32pm MDT