

## \$475,999 - 3005 17a Avenue, Edmonton

MLS® #E4438912

**\$475,999**

5 Bedroom, 2.50 Bathroom, 1,018 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Welcome to this well-maintained 2014-built bi-level by Pacesetter Homes, located in the heart of Laurel one of Southeast Edmonton's most desirable communities. This fully finished home is in excellent condition and offers 5 bedrooms, 2 kitchens, 2.5 bathrooms, and separate laundry on both levels. The main floor features 3 spacious bedrooms, a bright family room, dining area, and a functional kitchen with island and stainless steel appliances. The primary bedroom comes with a 4pc ensuite, and there's main floor laundry for added convenience. The basement has been freshly painted and includes 2 bedrooms, a large family room, a second kitchen with black appliances, dining space, and its own laundry perfect for extended family use. Situated close to schools, parks, shopping, public transit, and the Meadows Rec Centre with easy access to Anthony Henday and 17 Street. A move-in-ready home in a fantastic location!

Built in 2014

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4438912  |
| Price     | \$475,999 |
| Bedrooms  | 5         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,018                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 3005 17a Avenue |
| Area        | Edmonton        |
| Subdivision | Laurel          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6T 0R8         |

### **Amenities**

|           |                          |
|-----------|--------------------------|
| Amenities | See Remarks              |
| Parking   | Parking Pad Cement/Paved |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Hood Fan, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Back Lane, Landscaped, Playground Nearby, Public Transportation, Schools |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

**Additional Information**

Date Listed            May 28th, 2025  
Days on Market      20  
Zoning                Zone 30

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