

## \$539,900 - 3363 16b Avenue, Edmonton

MLS® #E4442964

**\$539,900**

3 Bedroom, 3.50 Bathroom, 1,595 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Welcome to this beautiful single-family home in the highly sought-after Laurel community! This 3-bedroom + den, 3.5-bath home offers a fully finished basement, spacious deck, extended driveway and numerous upgrades. Located on a regular lot, this home is just minutes from Meadows Rec Centre, Laurel Crossing shopping plaza, public & Catholic schools, parks, walking trails, and public transit. The main floor features a bright living room, dining area, and an L-shaped kitchen with backsplash tiles and lots of cabinetry. Upstairs, the primary bedroom boasts a WI closet and 5-piece ensuite, with 2 more bedrooms, a 4-piece bath. Another area which is currently set up as an office (Former Laundry room which can be converted back to laundry). The basement includes a den, 3-piece bath, and rec room - Ideal for guests or family fun. A perfect home in a vibrant, family-friendly neighborhoodâ€™donâ€™t miss out!

Built in 2011

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4442964  |
| Price     | \$539,900 |
| Bedrooms  | 3         |
| Bathrooms | 3.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,595                  |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 3363 16b Avenue |
| Area        | Edmonton        |
| Subdivision | Laurel          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6T 0P1         |

### Amenities

|           |                                |
|-----------|--------------------------------|
| Amenities | Deck, See Remarks              |
| Parking   | Double Garage Attached, Heated |

### Interior

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

### Exterior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                        |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                          |
| Construction      | Wood, Stone, Vinyl                                                                                                        |
| Foundation        | Concrete Perimeter                                                                                                        |

**Additional Information**

Date Listed                June 18th, 2025  
Days on Market        64  
Zoning                    Zone 30

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Listing information last updated on August 20th, 2025 at 9:47pm MDT