

## \$869,000 - 1815 17 Avenue, Edmonton

MLS® #E4425679

**\$869,000**

5 Bedroom, 4.00 Bathroom, 2,800 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Welcome to this stunning luxury home in the highly desirable community of Laurel! Thoughtfully designed with premium upgrades, this home features an open-to-above entry and two spacious living roomsâ€”perfect for family gatherings. The main floor boasts a spice kitchen, a full bedroom, and a full bathroom for added convenience. The extended kitchen includes an additional sink, and a large mudroom offers direct access from the garage. Upstairs, youâ€™™ll find 4 well-appointed bedrooms, including a lavish master suite, a mini-master, and two additional bedrooms connected by a Jack and Jill bathroom. This home is designed for comfort, elegance, and functionalityâ€”ideal for a growing family!

Built in 2023

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4425679  |
| Price          | \$869,000 |
| Bedrooms       | 5         |
| Bathrooms      | 4.00      |
| Full Baths     | 4         |
| Square Footage | 2,800     |
| Acres          | 0.00      |
| Year Built     | 2023      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1815 17 Avenue |
| Area        | Edmonton       |
| Subdivision | Laurel         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 2N2        |

### Amenities

|           |   |
|-----------|---|
| Amenities | On Street Parking, Ceiling 9 ft., No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached  |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Airport Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 14th, 2025 |
| Days on Market | 48               |
| Zoning         | Zone 30          |

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