

Courtesy Of Eve R Staple Of Sterling Real Estate

\$649,000 - 2926 17a Avenue, Edmonton

MLS® #E4441305

\$649,000

6 Bedroom, 4.00 Bathroom, 2,178 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

**** FINISHED 2-BEDROOM LEGAL BASEMENT SUITE** 2nd KITCHEN**SEPRATE ENTRANCE and LAUNDRY****MAIN FLOOR BEDROOM and FULL BATH**9 feet Ceiling with LED lights****
Welcome to this beautiful 6-Bed, 4-Full Bath home in the heart of Laurel community! With 4 Bed and 3 full Bath above ground, this home is perfect for families. Its FINISHED LEGAL basement suite offers 2 Bed, 1 full Bath, separate entrance include kitchen, laundry, storage with RENTAL income potential. Main floor offers open concept featuring a bright living area, FIREPLACE, HARDWOOD floor, modern kitchen with GRANITE counter tops, lots of cabinetry and dining space. Upstairs, enjoy generously sized bedrooms and a master suite with a private ensuite. Prime location, backyard to the future school site, excellent long-term investment for families with young children. Enjoy the quiet neighborhood while being just minutes from parks, walking trails, shopping, and transit. EXTENDED DRIVEWAY to park 3 cars on driveway. Don't miss this!!! (E4441305)

Built in 2013

Essential Information

MLS® # E4441305

Price \$649,000



| | |
|----------------|------------------------|
| Bedrooms | 6 |
| Bathrooms | 4.00 |
| Full Baths | 4 |
| Square Footage | 2,178 |
| Acres | 0.00 |
| Year Built | 2013 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 2926 17a Avenue |
| Area | Edmonton |
| Subdivision | Laurel |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6T 0R8 |

Amenities

| | |
|-----------|---|
| Amenities | Deck, Guest Suite, No Smoking Home, See Remarks |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Garage Opener, Microwave Hood Fan, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Suite | Yes |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Vinyl |
| Exterior Features | Airport Nearby, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof | Vinyl Shingles |

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

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 9th, 2025 |
| Days on Market | 7 |
| Zoning | Zone 30 |



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Listing information last updated on June 16th, 2025 at 3:02pm MDT