

\$744,900 - 2419 17 Avenue, Edmonton

MLS® #E4449413

\$744,900

8 Bedroom, 5.00 Bathroom, 2,594 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Welcome to this spacious & beautifully designed 8-bed, 5-bath house with double attached car garage, located in a highly desirable neighbourhood in Edmonton! The main floor features an open-concept living & dining area which flows into gourmet kitchen with sleek appliances & island, main floor bedroom & full bath. Upstairs, you'll get two master bedrooms, each with its own ensuite bath & walk-in closets, plus two additional bedrooms, full bath & conveniently located laundry room. The fully finished LEGAL basement suite comes with a separate side entrance, 3 bedrooms, full bath, second kitchen, its own living area & separate laundry. Enjoy fully fenced backyard featuring large deck with BBQ gasline, and no maintenance landscaping. Steps away from bus stop and Svend Hansen School; close to all amenities including shopping centres, grocery stores, the Meadows Recreation Centre, ponds, parks, playground & easy access to Anthony Henday Dr. This home offers a perfect blend of comfort, space, and location!

Built in 2017

Essential Information

MLS® # E4449413

Price \$744,900



Bedrooms	8
Bathrooms	5.00
Full Baths	5
Square Footage	2,594
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	2419 17 Avenue
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2G8

Amenities

Amenities	Carbon Monoxide Detectors, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Smart/Program. Thermostat
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Storage Shed, Stove-Electric, Stove-Gas, Window Coverings, Dryer-Two, Refrigerators-Two, Washers-Two
Heating	Forced Air-2, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Landscaped, Low Maintenance Landscape, Playground Nearby, Public

Transportation, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Svend Hansen School
Middle	Svend Hansen School
High	Elder Francis Whiskeyjack

Additional Information

Date Listed	July 24th, 2025
Days on Market	14
Zoning	Zone 30

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Listing information last updated on August 7th, 2025 at 8:02pm MDT