

Courtesy Of Eve R Staple Of Sterling Real Estate

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

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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 8:17pm MDT