

## \$425,000 - 2825 16a Avenue, Edmonton

MLS® #E4456689

**\$425,000**

6 Bedroom, 3.50 Bathroom, 1,431 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Welcome to this gorgeous duplex with 4 Bedroom and 2 Bedroom finished basement with city permit, located in the heart of laurel. Discover the perfect blend of comfort and convenience in this charming home with the great deal for first time home buyers or investors. This beautiful listed residence offers 1430 sq ft duplex with Main floor open concept kitchen having an access to the large living room and dining room accompanied with 2 piece bath completes this level. Upstairs serves with primary bedroom with ensuite and 3 more bedrooms and a full bathroom. The basement offers 2 Bedroom with full 4 psc Bath. This property is fully landscaped and fenced with a deck. Location is key, and this home puts you with an arm's reach of schools, Grocery runs, Playground, easy access to public transportation and recreation centre.

Built in 2013

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4456689  |
| Price          | \$425,000 |
| Bedrooms       | 6         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,431     |



|            |               |
|------------|---------------|
| Acres      | 0.00          |
| Year Built | 2013          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 2825 16a Avenue |
| Area        | Edmonton        |
| Subdivision | Laurel          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6T 0T7         |

### Amenities

|           |                                                                             |
|-----------|-----------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Deck, Hot Water Natural Gas, No Animal Home, No Smoking Home |
| Parking   | Single Garage Attached                                                      |

### Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                          |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                 |
| Fireplace         | Yes                                                                                                       |
| Fireplaces        | Corner                                                                                                    |
| Stories           | 3                                                                                                         |
| Has Basement      | Yes                                                                                                       |
| Basement          | Full, Finished                                                                                            |

### Exterior

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

## Additional Information

Date Listed            September 8th, 2025  
Days on Market       59  
Zoning                  Zone 30



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Listing information last updated on November 6th, 2025 at 2:47pm MST