

## \$463,000 - 3125 17a Avenue, Edmonton

MLS® #E4439117

**\$463,000**

3 Bedroom, 3.50 Bathroom, 1,554 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

This stunning detached home with a double detached garage overlooks a beautiful park and green space in one of the most sought-after communities of Laurel. The bright and open main floor features vaulted ceilings and flows seamlessly into the kitchen, dining area, and a den, offering plenty of cabinetry and an abundance of natural light. The first floor is completed by a half washroom, a mudroom, and access to a decent-sized deck, perfect for outdoor relaxation. Upstairs, you'll find a spacious primary bedroom with an ensuite bathroom, along with two additional bedrooms and a shared common bathroom. The unfinished basement already includes a completed full bathroom and is ready for your personal touches in the future. Conveniently located close to schools, shopping, parks, Anthony Henday, and Whitemud Drive, this home offers both comfort and excellent accessibility.

Built in 2011

### Essential Information

MLS® #	E4439117
Price	\$463,000
Bedrooms	3
Bathrooms	3.50
Full Baths	3



Half Baths	1
Square Footage	1,554
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3125 17a Avenue
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0P5

### Amenities

Amenities	See Remarks
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Euro Washer/Dryer Combo, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed May 29th, 2025

Days on Market 10

Zoning Zone 30

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