

## **\$698,300 - 3235 16 Avenue, Edmonton**

MLS® #E4454603

**\$698,300**

4 Bedroom, 4.00 Bathroom, 2,391 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

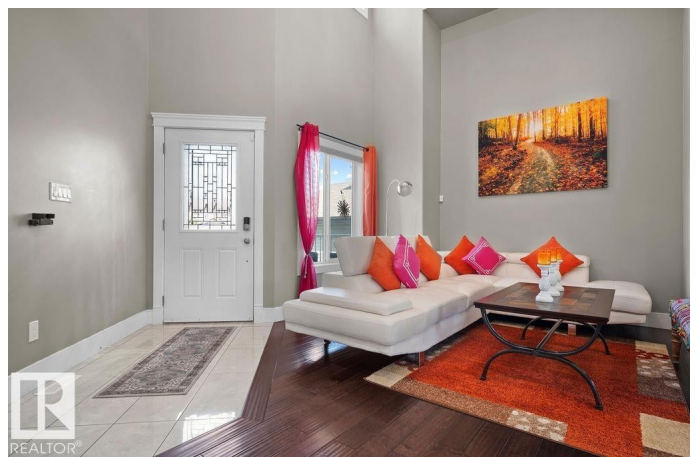
Welcome to this beautifully upgraded home with TWO LIVING AREAS offering nearly 2,400 SQFT of living space with a SIDE ENTRANCE AND FULLY FINISHED BASEMENT. As you enter, you're greeted by a spacious OPEN TO BELOW, a formal living room, and a separate dining area. Toward the back of the home, the open-concept family room and kitchen blend style and functionality, featuring a walk-in pantry and breakfast nook. The living room is cozy with a gas fireplace. THE MAIN FLOOR HAS FULL BED AND FULL BATHROOM. Upstairs, enjoy 3 generously sized bedrooms, including a spacious primary suite with a walk-in closet and a luxurious 5-piece ensuite. A large bonus room overlooks the living room below, and walk-in laundry. BASEMENT IS ALSO FINISHED WITH SIDE ENTRANCE, full washroom and a LUXURY BAR. The fully landscaped backyard includes a deck and storage shed. This house come with A/C Central. Located close to schools, parks, shopping, and transit.

Built in 2014

### **Essential Information**

MLS® # E4454603

Price \$698,300



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,391                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3235 16 Avenue |
| Area        | Edmonton       |
| Subdivision | Laurel         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 0T8        |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Washer, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                          |
| Stories           | 2                                                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                                                |
| Basement          | Full, Finished                                                                                                                                                                     |

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior          | Wood, Asphalt                                                                          |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                       |

Construction Wood, Asphalt  
Foundation Concrete Perimeter

**Additional Information**

Date Listed August 25th, 2025  
Days on Market 6  
Zoning Zone 30



DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)  
Listing information last updated on August 31st, 2025 at 4:32am MDT