

## \$675,500 - 2922 17a Avenue, Edmonton

MLS® #E4448971

**\$675,500**

6 Bedroom, 3.50 Bathroom, 2,404 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Welcome to this beautifully maintained home in the sought-after community of Laurel, Edmonton! This thoughtfully designed property features 3 spacious bedrooms upstairs and 2 full bathrooms, including a primary ensuite. On the main floor, you'll find an additional bedroom — perfect for guests, seniors, or a home office — along with a convenient half bath. The heart of the home is a gorgeous kitchen with modern finishes and a huge walk-in pantry that offers the option to be converted into a spice kitchen for added functionality. Enjoy privacy with no neighbours behind, and benefit from being just steps from a bus stop, schools, and shopping. The basement has a separate entrance and is fully developed with 2 bedrooms, a full bathroom, a kitchen, and an additional storage room — ideal for extended family or rental potential. Located close to all major amenities, with walking distance to Trails, Parks, Shopping center, Schools and easy access to major highways. A must-see property in a prime location!

Built in 2013

### Essential Information

MLS® # E4448971

Price \$675,500



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,404                  |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 2922 17a Avenue |
| Area        | Edmonton        |
| Subdivision | Laurel          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6T 0R8         |

### Amenities

|           |                                                                                        |
|-----------|----------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached                                                                 |

### Interior

|                   |                                                                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                           |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Stove-Electric, Washer, Window Coverings, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                  |
| Stories           | 3                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                        |
| Basement          | Full, Finished                                                                                                                                             |

### Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                          |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Fenced, Golf Nearby, |

|              |                    |
|--------------|--------------------|
|              | Landscaped         |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                     |
|------------|---------------------|
| Elementary | Svend Hansen School |
| High       | WhiskeyJack School  |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 21st, 2025 |
| Days on Market | 13              |
| Zoning         | Zone 30         |

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Listing information last updated on August 3rd, 2025 at 12:02am MDT