

\$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	15
Zoning	Zone 30

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Listing information last updated on August 5th, 2025 at 1:18pm MDT