

\$410,000 - 2814 16a Avenue, Edmonton

MLS® #E4465068

\$410,000

3 Bedroom, 2.50 Bathroom, 1,406 sqft

Single Family on 0.00 Acres

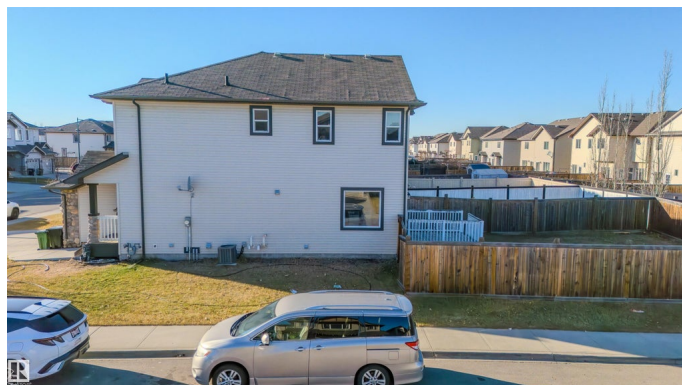
Laurel, Edmonton, AB

Modern Living in the Heart of Laurel! Beautiful 2-story half duplex site on a corner lot featuring 3 bedrooms and 2.5 baths. Enjoy brand-new vinyl plank flooring and a freshly painted interior throughout. The open-concept layout filled with natural light, showcasing a sleek kitchen offers stainless steel appliances and ample counter space. Enjoy outdoor living in the large, fenced backyard with a deck, perfect for summer barbecues. A single attached garage and driveway parking provide plenty of space for vehicles and storage. The unfinished basement offers endless possibilities—create your dream rec room, home gym, or additional living space. This location is close to schools, playgrounds, trails, The Meadows Rec Centre, shopping, and major routes like Anthony Henday and Whitemud Drive. Some photos are virtually staged. This property is tenant-occupied. A minimum of 24 hours™ notice is required prior to scheduling any viewings.

Built in 2013

Essential Information

MLS® #	E4465068
Price	\$410,000
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,406
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	2814 16a Avenue
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0R7

Amenities

Amenities	Ceiling 9 ft.
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Fenced, Landscaped, Playground Nearby, Recreation Use, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	November 7th, 2025
Days on Market	1
Zoning	Zone 30

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Listing information last updated on November 8th, 2025 at 1:32am MST