

## \$539,900 - 3363 16b Avenue, Edmonton

MLS® #E4442964

**\$539,900**

3 Bedroom, 3.50 Bathroom, 1,595 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Welcome to this beautiful single-family home in the highly sought-after Laurel community! This 3-bedroom + den, 3.5-bath home offers a fully finished basement, spacious deck, extended driveway and numerous upgrades. Located on a regular lot, this home is just minutes from Meadows Rec Centre, Laurel Crossing shopping plaza, public & Catholic schools, parks, walking trails, and public transit. The main floor features a bright living room, dining area, and an L-shaped kitchen with backsplash tiles and lots of cabinetry. Upstairs, the primary bedroom boasts a WI closet and 5-piece ensuite, with 2 more bedrooms, a 4-piece bath. Another area which is currently set up as an office (Former Laundry room which can be converted back to laundry). The basement includes a den, 3-piece bath, and rec room - Ideal for guests or family fun. A perfect home in a vibrant, family-friendly neighborhoodâ€™donâ€™t miss out!

Built in 2011

### Essential Information

MLS® #	E4442964
Price	\$539,900
Bedrooms	3
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	1,595
Acres	0.00
Year Built	2011
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3363 16b Avenue
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0P1

### Amenities

Amenities	Deck, See Remarks
Parking	Double Garage Attached, Heated

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Curtains and Blinds, Garage Heater
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                June 18th, 2025  
Days on Market        71  
Zoning                    Zone 30

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