

## **\$839,000 - 1815 17 Avenue, Edmonton**

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MLS® #E4465047

**\$839,000**

5 Bedroom, 4.00 Bathroom, 2,801 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

A RARE GEM IN LAUREL! This move-in ready home stands out from typical new builds with included stainless steel appliances, front landscaping, and window blinds. Step into luxury with an open-to-above, elegant finishes, and TWO SPACIOUS LIVING AREAS, perfect for entertaining or family gatherings. The stunning kitchen features quartz countertops, a large island, under-cabinet lighting, a wet bar, and a SEPARATE SPICE KITCHEN for added convenience. Main floor BEDROOM and FULL BATH offer ideal space for guests or multi-generational living. Upstairs boasts FOUR BEDROOMS, including a serene master retreat with spa-inspired ensuite, a second master with its own ensuite, and two bedrooms sharing a Jack & Jill bath. Thoughtful extras include a large MUDROOM with garage access and an unfinished basement with a second furnace, ready for your personal touch. Minutes from schools, parks, Meadows Rec Centre, shopping, and major routes!

Built in 2023

### **Essential Information**

MLS® # E4465047

Price \$839,000

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,801                  |
| Acres          | 0.00                   |
| Year Built     | 2023                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1815 17 Avenue |
| Area        | Edmonton       |
| Subdivision | Laurel         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 2N2        |

### Amenities

|           |                                                                                                     |
|-----------|-----------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Ceiling 9 ft., Closet Organizers, No Animal Home, No Smoking Home, Parking-Extra |
| Parking   | Double Garage Attached                                                                              |

### Interior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                          |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Stove-Gas, Washer, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas                                                                 |
| Fireplace         | Yes                                                                                       |
| Fireplaces        | Insert                                                                                    |
| Stories           | 2                                                                                         |
| Has Basement      | Yes                                                                                       |
| Basement          | Full, Unfinished                                                                          |

### Exterior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                            |
| Exterior Features | Airport Nearby, Flat Site, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, 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 2:02pm MST