

## **\$649,000 - 2926 17a Avenue, Edmonton**

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MLS® #E4441305

**\$649,000**

6 Bedroom, 4.00 Bathroom, 2,178 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

**\*\* FINISHED 2-BEDROOM LEGAL BASEMENT SUITE\*\* 2nd KITCHEN\*\*SEPRATE ENTRANCE and LAUNDRY\*\*\*\*MAIN FLOOR BEDROOM and FULL BATH\*\*9 feet Ceiling with LED lights\*\***  
Welcome to this beautiful 6-Bed, 4-Full Bath home in the heart of Laurel community! With 4 Bed and 3 full Bath above ground, this home is perfect for families. Its FINISHED LEGAL basement suite offers 2 Bed, 1 full Bath, separate entrance include kitchen, laundry, storage with RENTAL income potential. Main floor offers open concept featuring a bright living area, FIREPLACE, HARDWOOD floor, modern kitchen with GRANITE counter tops, lots of cabinetry and dining space. Upstairs, enjoy generously sized bedrooms and a master suite with a private ensuite. Prime location, backyard to the future school site, excellent long-term investment for families with young children. Enjoy the quiet neighborhood while being just minutes from parks, walking trails, shopping, and transit. EXTENDED DRIVEWAY to park 3 cars on driveway. Don't miss this!!! (E4441305)

Built in 2013

### **Essential Information**

MLS® #                    E4441305

Price                      \$649,000



Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	2,178
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	2926 17a Avenue
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0R8

### **Amenities**

Amenities	Deck, Guest Suite, No Smoking Home, See Remarks
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Opener, Microwave Hood Fan, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Vinyl Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 9th, 2025
Days on Market	8
Zoning	Zone 30



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Listing information last updated on June 17th, 2025 at 9:17am MDT