

# \$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.



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 10

Zoning Zone 30

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 17th, 2025 at 3:02am MST