

# **\$689,900 - 2926 17a Avenue, Edmonton**

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MLS® #E4435031

**\$689,900**

6 Bedroom, 4.00 Bathroom, 2,189 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Welcome to this beautifully maintained 6-bedroom, 4-bathroom home located in the heart of the family-friendly Laurel community! With 4 spacious bedrooms and 3 full bathrooms above ground, this home is perfect for large families or those who love to entertain. The finished basement LEGAL suite offers 2 additional bedrooms, a full bathroom, a separate entrance, and plenty of space—ideal for extended family living or rental income potential. Step inside to an open-concept main floor featuring a bright living area, modern kitchen, and dining space that flows effortlessly to the backyard. Upstairs, enjoy generously sized bedrooms and a master suite with a private ensuite. One of the standout features of this property is its prime location—the backyard opens up to the site of a future school, making it an excellent long-term investment for families with young children. Enjoy the tranquility of a quiet neighborhood while being just minutes from parks, walking trails, shopping, and transit. Don't miss this!!!

Built in 2013

## **Essential Information**

MLS® #                      E4435031

Price                         \$689,900



Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	2,189
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	May 7th, 2025
Days on Market	2
Zoning	Zone 30



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