

## \$469,999 - 3005 17a Avenue, Edmonton

MLS® #E4438912

**\$469,999**

5 Bedroom, 2.50 Bathroom, 1,018 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Welcome to this well-maintained 2014-built bi-level by Pacesetter Homes, located in the heart of Laurel one of Southeast Edmonton's most desirable communities. This fully finished home is in excellent condition and offers 5 bedrooms, 2 kitchens, 2.5 bathrooms, and separate laundry on both levels. The main floor features 3 spacious bedrooms, a bright family room, dining area, and a functional kitchen with island and stainless steel appliances. The primary bedroom comes with a 4pc ensuite, and there's main floor laundry for added convenience. The basement has been freshly painted and includes 2 bedrooms, a large family room, a second kitchen with black appliances, dining space, and its own laundry perfect for extended family use. Situated close to schools, parks, shopping, public transit, and the Meadows Rec Centre with easy access to Anthony Henday and 17 Street. A move-in-ready home in a fantastic location!

Built in 2014

### Essential Information

MLS® #	E4438912
Price	\$469,999
Bedrooms	5
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,018
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	3005 17a Avenue
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0R8

### **Amenities**

Amenities	See Remarks
Parking	Parking Pad Cement/Paved

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Hood Fan, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Landscaped, Playground Nearby, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 28th, 2025
Days on Market	47
Zoning	Zone 30

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