

## \$849,000 - 1815 17 Avenue, Edmonton

MLS® #E4440491

**\$849,000**

5 Bedroom, 4.00 Bathroom, 2,800 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Welcome to this luxurious home in the heart of Laurel! Designed for both elegance and function, it features an open-to-above entrance and two spacious living areas—ideal for family time or entertaining. The chef's kitchen offers quartz counters, under-cabinet lighting, a large island, wet bar, and a spice kitchen with extra prep space. The main floor has a full bedroom and full bath—perfect for guests or elders. Upstairs includes four bedrooms: a serene master retreat with spa-like ensuite, a second master with its own ensuite and walk-in closet, plus two bedrooms with a Jack & Jill bath. A large mudroom with garage access adds daily ease. The unfinished basement comes with a second furnace and awaits your personal touch. Close to Meadows Rec Centre, Laurel Crossing Shopping Centre, top-rated schools, parks, Whitemud, and Anthony Henday.

Built in 2023

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4440491  |
| Price          | \$849,000 |
| Bedrooms       | 5         |
| Bathrooms      | 4.00      |
| Full Baths     | 4         |
| Square Footage | 2,800     |



|            |                        |
|------------|------------------------|
| 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        | Garage Opener, Hood Fan   |
| 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 June 5th, 2025

Days on Market 3

Zoning Zone 30

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Listing information last updated on June 8th, 2025 at 9:02pm MDT