

## \$469,000 - 2510 16a Avenue, Edmonton

MLS® #E4435042

**\$469,000**

3 Bedroom, 2.50 Bathroom, 1,541 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

**LOCATION!! LOCATION! LOCATION!!**

Discover this GORGEOUS home in Laurel's prime location! 1541 Sq Ft A FANTASTIC Half Duplex W/DOUBLE CAR ATTACHED GARAGE on a Huge LOT. Main floor features 9Ft Ceiling open-concept that includes a spacious living room with a fireplace featured wall, dining area with Huge Windows, an upgraded kitchen with quartz countertops, SS Appliances ,a walk-in pantry, and a half bath completes main floor . Upstairs you will get oversized primary bedroom with an en-suite & Walk in closet two additional Decent sized bedrooms, and another full bathroom,Washer and Dryer are on the Upper floor, making your life easy. Your perfect family home awaits!. **MUST SEE BEFORE IT GOES!!!!!!**.

Built in 2018

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4435042  |
| Price          | \$469,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,541     |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 2018          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 2510 16a Avenue |
| Area        | Edmonton        |
| Subdivision | Laurel          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6T 2H6         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Ceiling 9 ft., Deck    |
| Parking   | Double Garage Attached |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 7th, 2025 |
| Days on Market | 111           |

## Zoning

## Zone 30

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Listing information last updated on August 26th, 2025 at 3:03pm MDT