

## \$549,900 - 3360 17b Avenue, Edmonton

MLS® #E4450941

### \$549,900

4 Bedroom, 3.50 Bathroom, 1,862 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Welcome to most sought out community of LAUREL. This Landmark built , beautiful home in Laurel main level features a entrance foyer, tons of natural light, large kitchen with granite countertops and island , huge pantry , Big dining area and living room with cozy fireplace , main floor laundry in mudroom as well as half washroom. The upper level includes a , 2 very good sized bedrooms, common full washroom, Master suite with a spa inspired ensuite bathroom and a walk-in closet Plus a Huge Bonus Room .The finished basement offers a 4th bedroom, full bathroom and large rec room and Kirchen. Fully landscaped and fenced backyard with a large deck. Front double attached garage. On a very convenient location very close to the Anthony Henday Drive, Shopping centres, Meadows Rec Centre and schools.

Built in 2012

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4450941  |
| Price          | \$549,900 |
| Bedrooms       | 4         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,862     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2012                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 3360 17b Avenue |
| Area        | Edmonton        |
| Subdivision | Laurel          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6T 0P3         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Washer, Refrigerators-Two, Stoves-Two |
| Heating           | Forced Air-1, Natural Gas                                         |
| Stories           | 3                                                                 |
| Has Basement      | Yes                                                               |
| Basement          | Full, Finished                                                    |

### Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                          |
| Exterior Features | Fenced, Landscaped, No Back Lane, Public Transportation, See Remarks |
| Roof              | Asphalt Shingles                                                     |
| Construction      | Wood, Vinyl                                                          |
| Foundation        | Concrete Perimeter                                                   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 92               |

Zoning

Zone 30

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Listing information last updated on November 1st, 2025 at 12:32am MDT