

## \$699,000 - 3235 16 Ave Nw, Edmonton

MLS® #E4459111

**\$699,000**

3 Bedroom, 4.00 Bathroom, 2,401 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Welcome to this stunning 2400 sq ft home featuring an impressive open-to-below concept that creates a bright and spacious feel throughout. The property offers a fully finished basement with a separate entrance, providing excellent potential for extended family living or rental income. A versatile bonus room adds extra flexibility for work or leisure.

Conveniently located close to all amenities, this home combines comfort, style, and functionality in one perfect package.

Built in 2014

### Essential Information

MLS® #	E4459111
Price	\$699,000
Bedrooms	3
Bathrooms	4.00
Full Baths	4
Square Footage	2,401
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information



Address	3235 16 Ave Nw
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0T8

### **Amenities**

Amenities	See Remarks
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

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

### **Additional Information**

Date Listed	September 23rd, 2025
Days on Market	2
Zoning	Zone 30

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Listing information last updated on September 25th, 2025 at 6:47pm MDT