

## \$525,000 - 3363 16b Avenue, Edmonton

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MLS® #E4465824

**\$525,000**

4 Bedroom, 3.50 Bathroom, 1,638 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

**\*\*FULLY FINISHED BASEMENT ,  
RENOVATED KITCHEN & SPICE KITCHEN  
IN GARAGE \*\*** A beautifully designed two-storey home in the vibrant community of Laurel, Edmonton. Offering over 1650 sq. ft. of elegant living space above grade plus a fully finished basement, this home blends comfort, functionality, and modern charm. The open-concept main floor features a bright living area, stylish kitchen with a spacious pantry and bar, and a cozy dining space ideal for family gatherings. Upstairs, youâ€™™ll find three generous bedrooms including a serene primary suite with a 5 piece ensuite and walk-in closet, plus the convenience of upper floor laundry. The finished basement extends your living space with a large rec room, additional bedroom, 3-piece bath, and ample storage. Located on a quiet street close to schools, parks, shopping, and public transit, this home is perfect for growing families or those seeking modern living in a prime location. Move in and enjoy the lifestyle youâ€™™ve been dreaming of!

Built in 2011

### Essential Information

MLS® # E4465824

Price \$525,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,638                  |
| Acres          | 0.00                   |
| Year Built     | 2011                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 3363 16b Avenue |
| Area        | Edmonton        |
| Subdivision | Laurel          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6T 0P1         |

### Amenities

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

### Interior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                  |
| Stories           | 3                                                                                          |
| Has Basement      | Yes                                                                                        |
| Basement          | Full, Finished                                                                             |

### Exterior

|                   |                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                           |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                             |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 14th, 2025 |
| Days on Market | 6                   |
| Zoning         | Zone 30             |

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Listing information last updated on November 19th, 2025 at 9:17pm MST