

## \$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 | 33                   |
| Zoning         | Zone 30              |

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Listing information last updated on October 26th, 2025 at 9:47am MDT