

## \$490,000 - 3236 17b Avenue, Edmonton

MLS® #E4462568

**\$490,000**

3 Bedroom, 2.50 Bathroom, 1,464 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Welcome to this beautiful home, built on a big regular size lot, thoughtfully designed to offer comfort space and style. Features 3 spacious bedrooms and 2.5 bathrooms, basement is waiting for your way to build. The kitchen, the heart of the house, is open concept, dining and living area. Easy access to a big backyard fenced gated with no neighbour at back and big deck. Full house is energy efficient to save your monthly bills. Location wise home is 1 min walk away from ETS Public transit and 2 min. walk to pond trails and parks. Less than 5 min. drive to shopping centres, schools, rec. rooms and highway. located in quiet neighbourhood.

Built in 2012

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4462568      |
| Price          | \$490,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,464         |
| Acres          | 0.00          |
| Year Built     | 2012          |
| Type           | Single Family |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 3236 17b Avenue |
| Area        | Edmonton        |
| Subdivision | Laurel          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6T 0P4         |

### Amenities

|               |                                                                                                                                                                    |
|---------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities     | Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Dog Run-Fenced In, Front Porch, Hot Water Natural Gas, Smart/Program. Thermostat |
| Parking       | 2 Outdoor Stalls, Double Garage Attached, Double Indoor, Front Drive Access                                                                                        |
| Is Waterfront | Yes                                                                                                                                                                |

### Interior

|                   |                                                                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                           |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                  |
| Stories           | 2                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                        |
| Basement          | Full, Unfinished                                                                                                                                           |

### Exterior

|                   |                                                                                                                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Concrete, Vinyl                                                                                                                                                                                                                |
| Exterior Features | Airport Nearby, Commercial, Creek, Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Ravine View, Recreation Use, Schools, Treed Lot, Vegetable Garden |
| Roof              | Asphalt Shingles                                                                                                                                                                                                               |
| Construction      | Concrete, Vinyl                                                                                                                                                                                                                |
| Foundation        | Concrete Perimeter                                                                                                                                                                                                             |

**Additional Information**

Date Listed           October 17th, 2025  
Days on Market     14  
Zoning                Zone 30

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