

# \$499,900 - 3236 17b Av Nw, Edmonton

MLS® #E4462568

**\$499,900**

3 Bedroom, 3.00 Bathroom, 1,464 sqft

Single Family on 0.09 Acres

Laurel, Edmonton, Alberta

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. (id:6289)



Built in 2012

## Essential Information

|                |               |
|----------------|---------------|
| Listing #      | E4462568      |
| Price          | \$499,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Half Baths     | 1             |
| Square Footage | 1,464         |
| Acres          | 0.09          |
| Year Built     | 2012          |
| Type           | Single Family |
| Sub-Type       | Freehold      |

## Community Information



|             |                |
|-------------|----------------|
| Address     | 3236 17b Av Nw |
| Subdivision | Laurel         |
| City        | Edmonton       |
| Province    | Alberta        |
| Postal Code | T6T0P4         |

### Amenities

|              |                                                             |
|--------------|-------------------------------------------------------------|
| Amenities    | Airport, Playground, Public Transit, Schools, Ceiling - 9ft |
| Features     | Treed, Ravine, Flat site, Recreational                      |
| Parking      | Attached Garage, Indoor, Stall                              |
| # of Garages | 1                                                           |
| View         | Ravine view                                                 |

### Interior

|              |                                                                                                                          |
|--------------|--------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Alarm System, Dishwasher, Dryer, Garage door opener remote(s), Garage door opener, Hood Fan, Refrigerator, Stove, Washer |
| Heating      | Forced air                                                                                                               |
| Cooling      | Central air conditioning                                                                                                 |
| # of Stories | 2                                                                                                                        |

### Listing Details

|                |         |
|----------------|---------|
| Listing Office | ComFree |
|----------------|---------|



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