



## 2804 16 Avenue Edmonton AB

\$499,999

\*HOUSE BACKING ONTO GREEN SPACE \*\*Discover this move-in READY Half Duplex featuring a DOUBLE Attached garage, perfectly situated in the heart of LAUREL. The main floor boasts a convenient 2-piece Bathroom, TWO spacious closets, a generous walk-in PANTRY, a large Kitchen, a cozy living room, and a charming nook. Enjoy abundant natural light from two LARGE Windows and a SLIDING glass Door that opens to the deck and a beautifully LANDSCAPED backyard. Upstairs, the Master suite includes a Walk-in closet and a luxurious 4-piece ENSUITE. Completing the second floor are two ADDITIONAL Bedrooms, another 4-piece Bathroom, and a handy Laundry room. This home is ideally located near the Meadows Recreation Centre, a newly constructed school on 17 Street, and grocery stores like FreshCo, Shoppers, and Sobeys, with easy access to both Anthony Henday and Whitemud Drive.

Listing Presented By:



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