



**3017 16a Ave NW**

## Edmonton Alberta

\$385,000

Laurel - a family-friendly neighborhood that has everything a buyer is looking for - schools, shopping, parks, walking trails & more! Step inside this spacious half duplex - 1391sqft above grade & 2029sqft of total finished living space - 2 large bedrooms both with ensuites, fully finished basement, large deck, fully fenced, with single attached garage - all located on a 2744sqft lot! You will fall in love with the bright & open feeling - from the entrance, to the living room with gas fireplace, to the kitchen with large island, pantry, ample storage & counter space & the spacious dining area. Upstairs the 2 primary suites are both a great size, with ensuites & large closets, the laundry room completes this level. The basement is open with a family room, wet bar, bathroom & more storage! Outside, enjoy the oversized deck & the fully fenced backyard. (id:6769)

Family room 5.59 m X 5.44 m

Living room 5.76 m X 3.23 m

Dining room 3.11 m X 2.56 m

Kitchen 3.52 m X 2.61 m

Primary Bedroom 4.18 m X 3.36 m

Bedroom 2 3.92 m X 3.8 m

Laundry room 1.95 m X 1.04 m

Listing Presented By:



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RE/MAX River City

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