# \$899,000 - 1803 17 Avenue, Edmonton

MLS® #E4428548

#### \$899,000

5 Bedroom, 4.00 Bathroom, 3,173 sqft Single Family on 0.00 Acres

Laurel, Edmonton, AB

Modern Elevation house with 2 Master Bedrooms and TWO LIVING AREA on main floor in the demanding community of Laurel. JACK and JILL concept for yours kids is perfect. It is built with all the upgraded features and extraordinary property, with 3000+ sqft living space. Boasting 5 BEDS, 4 Baths and HIGH Ceilings in FAMILY/LIVING ROOM, Modern Kitchen, cabinets up to the ceiling, SPICE KITCHEN, expansive island & Casual Dining, Fireplace and Built in Speaker System, 9 ft high ceilings on all floors, glass railing throughout, ceramic tiles. Hi-efficiency furnace and upgraded vanity. Conveniently located near a K-9 school, a brand-new high school, shopping centers, grocery stores, and other amenities, this home offers the perfect blend of style and functionality. IF you dream of perfect house with PRIME location then this House is for YOU!

Built in 2023

#### **Essential Information**

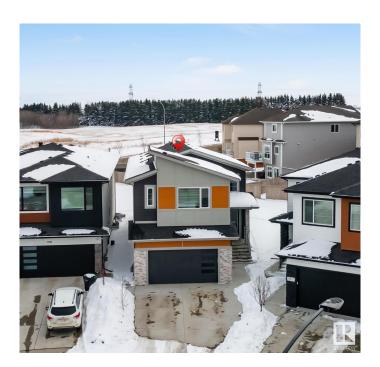
MLS® # E4428548 Price \$899,000

Bedrooms 5

Bathrooms 4.00

Full Baths 4

Square Footage 3,173







Acres 0.00 Year Built 2023

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 1803 17 Avenue

Area Edmonton

Subdivision Laurel

City Edmonton
County ALBERTA

Province AB

Postal Code T6T 2N2

#### **Amenities**

Amenities Carbon Monoxide Detectors, Detectors Smoke

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Control, Hood Fan,

Oven-Microwave, Refrigerator, Stove-Countertop Electric,

Stove-Countertop Gas, Washer

Heating Forced Air-1, Natural Gas

Fireplace Yes
Fireplaces None
Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Airport Nearby, Playground Nearby, Public Transportation, Schools,

**Shopping Nearby** 

Roof Asphalt Shingles
Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter

### **Additional Information**

Date Listed March 31st, 2025

Days on Market 22

Zoning Zone 30

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 22nd, 2025 at 1:47am MDT