

# \$974,900 - 1811 17 Avenue, Edmonton

MLS® #E4431361

**\$974,900**

9 Bedroom, 6.00 Bathroom, 3,079 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Welcome to your Dream House in LAUREL community of South Edmonton. With walking distance to School, Playground and all the amenities, this North facing Luxurious house is built on 28 pocket regular lot. This house features nearly 4500SQFT of Living space including 2 Basements. It offers 9 BEDROOMS and 6 FULL BATHROOMS with every potential upgrade and high-end finishings you can ever imagine. 8 FEET DOORS, 9 FEET CEILING on ALL Levels, 2 Living areas, open to below, Main floor Bed & Bath and Spice kitchen. Upstairs has 2 Master Bedrooms with BOOKMATCH Tiles on feature walls with Beautiful Ensuites with STEAM SHOWER, additional 2 perfect sized bedrooms and another Full bath, Bonus room with elegant Fireplace and Huge Laundry room with Towel Dryer. Central A/C, Heated garage with Floor drain, Central Vacuum, Separate entrance, 2 Fully finished Basements (Legal and In-Law suite) with 2 bedrooms and bathrooms each side. List goes on.

Built in 2023

## Essential Information

MLS® # E4431361

Price \$974,900

Bedrooms 9



|                |                        |
|----------------|------------------------|
| Bathrooms      | 6.00                   |
| Full Baths     | 6                      |
| Square Footage | 3,079                  |
| Acres          | 0.00                   |
| Year Built     | 2023                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1811 17 Avenue |
| Area        | Edmonton       |
| Subdivision | Laurel         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 2N2        |

### Amenities

|           |   |
|-----------|---|
| Amenities | Air Conditioner, Bar, Ceiling 9 ft., Deck, Hot Water Natural Gas, Smart/Program. Thermostat, HRV System, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Oven-Built-In, Refrigerator, Stove-Countertop Gas, Stove-Electric, Vacuum Systems, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Garage Heater |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Insert  |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

|                   |  |
|-------------------|--|
| Exterior Features | Commercial, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 16th, 2025 |
| Days on Market | 4                |
| Zoning         | Zone 30          |

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Listing information last updated on April 20th, 2025 at 7:32am MDT