

# \$490,000 - 3236 17b Avenue, Edmonton

MLS® #E4462568

## \$490,000

3 Bedroom, 2.50 Bathroom, 1,464 sqft  
Single Family on 0.00 Acres

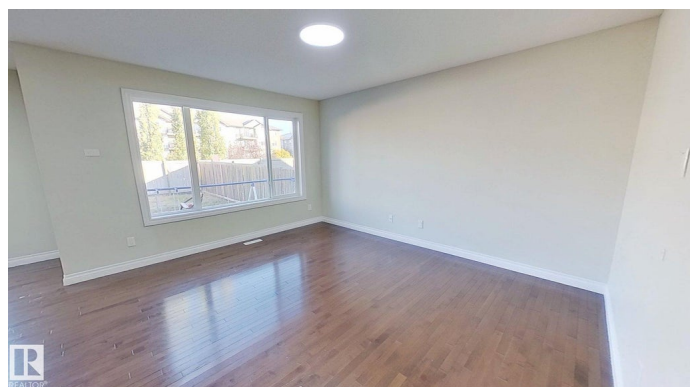
Laurel, Edmonton, AB

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 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.

Built in 2012

## Essential Information

MLS® #	E4462568
Price	\$490,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,464
Acres	0.00
Year Built	2012
Type	Single Family



Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	3236 17b Avenue
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0P4

### **Amenities**

Amenities	Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Dog Run-Fenced In, Front Porch, Hot Water Natural Gas, Smart/Program. Thermostat
Parking	2 Outdoor Stalls, Double Garage Attached, Double Indoor, Front Drive Access
Is Waterfront	Yes

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Concrete, Vinyl
Exterior Features	Airport Nearby, Commercial, Creek, Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Ravine View, Recreation Use, Schools, Treed Lot, Vegetable Garden
Roof	Asphalt Shingles
Construction	Concrete, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed            October 17th, 2025

Days on Market      16

Zoning                Zone 30

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Listing information last updated on November 2nd, 2025 at 3:47pm MST