

## \$744,900 - 2419 17 Avenue, Edmonton

MLS® #E4449413

**\$744,900**

8 Bedroom, 5.00 Bathroom, 2,594 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Welcome to this spacious & beautifully designed 8-bed, 5-bath house with double attached car garage, located in a highly desirable neighbourhood in Edmonton! The main floor features an open-concept living & dining area which flows into gourmet kitchen with sleek appliances & island, main floor bedroom & full bath. Upstairs, you'll get two master bedrooms, each with its own ensuite bath & walk-in closets, plus two additional bedrooms, full bath & conveniently located laundry room. The fully finished LEGAL basement suite comes with a separate side entrance, 3 bedrooms, full bath, second kitchen, its own living area & separate laundry. Enjoy fully fenced backyard featuring large deck with BBQ gasline, and no maintenance landscaping. Steps away from bus stop and Svend Hansen School; close to all amenities including shopping centres, grocery stores, the Meadows Recreation Centre, ponds, parks, playground & easy access to Anthony Henday Dr. This home offers a perfect blend of comfort, space, and location!

Built in 2017

### Essential Information

MLS® # E4449413

Price \$744,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 8                      |
| Bathrooms      | 5.00                   |
| Full Baths     | 5                      |
| Square Footage | 2,594                  |
| Acres          | 0.00                   |
| Year Built     | 2017                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 2419 17 Avenue |
| Area        | Edmonton       |
| Subdivision | Laurel         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 2G8        |

### **Amenities**

|           |                                                                                                              |
|-----------|--------------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Smart/Program. Thermostat |
| Parking   | Double Garage Attached                                                                                       |

### **Interior**

|                   |                                                                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                |
| Appliances        | Dishwasher-Built-In, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Storage Shed, Stove-Electric, Stove-Gas, Window Coverings, Dryer-Two, Refrigerators-Two, Washers-Two |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                       |
| Stories           | 3                                                                                                                                                                               |
| Has Suite         | Yes                                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                                             |
| Basement          | Full, Finished                                                                                                                                                                  |

### **Exterior**

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                               |
| Exterior Features | Landscaped, Low Maintenance Landscape, Playground Nearby, Public |

|              |                                                       |
|--------------|-------------------------------------------------------|
|              | Transportation, Schools, Shopping Nearby, See Remarks |
| Roof         | Asphalt Shingles                                      |
| Construction | Wood, Stone, Vinyl                                    |
| Foundation   | Concrete Perimeter                                    |

### School Information

|            |                           |
|------------|---------------------------|
| Elementary | Svend Hansen School       |
| Middle     | Svend Hansen School       |
| High       | Elder Francis Whiskeyjack |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 23              |
| Zoning         | Zone 30         |

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Listing information last updated on August 16th, 2025 at 1:32pm MDT