

# \$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 Suite	Yes
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	14
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 30th, 2025 at 10:02am MDT