

# \$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      77  
Zoning                Zone 30

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