

## \$434,900 - 2803 19 Avenue, Edmonton

MLS® #E4438818

**\$434,900**

4 Bedroom, 3.50 Bathroom, 1,216 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

A half duplex, fully finished basement, on a corner lot in Laurel with a double oversized garage offers ample space both inside and out. Main floor includes a open living room, cozy dining room leading to the patio, raised eating bar perfect for entertaining. The upstairs boasts a large master bedroom, plenty of natural light, walk-in closet also includes a window and modern 3pc ensuite. Two more large bedrooms and a full bathroom complete the second floor. The basement includes a 4th bedroom, full bath, laundry room, and living area. Backyard is fully fenced.

Walking distance to Meadows Recreation Centre, close to parks, schools, transit, shopping and so much more. This a great family home with plenty of space.

Built in 2011

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4438818  |
| Price          | \$434,900 |
| Bedrooms       | 4         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,216     |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 2011          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 2803 19 Avenue |
| Area        | Edmonton       |
| Subdivision | Laurel         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 0N5        |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | Deck, Detectors Smoke, Front Porch |
| Parking   | Double Garage Detached             |

### Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                   |
| Stories           | 3                                                                                                                           |
| Has Basement      | Yes                                                                                                                         |
| Basement          | Full, Finished                                                                                                              |

### Exterior

|                   |                                                                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                       |
| Exterior Features | Back Lane, Corner Lot, Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                  |
| Construction      | Wood, Vinyl                                                                                                                                       |
| Foundation        | Concrete Perimeter                                                                                                                                |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 28th, 2025 |
| Days on Market | 20             |

Zoning

Zone 30

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Listing information last updated on June 17th, 2025 at 9:17am MDT