

# \$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      33  
Zoning                Zone 30

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