

## \$849,000 - 1815 17 Avenue, Edmonton

MLS® #E4454723

**\$849,000**

5 Bedroom, 4.00 Bathroom, 2,800 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

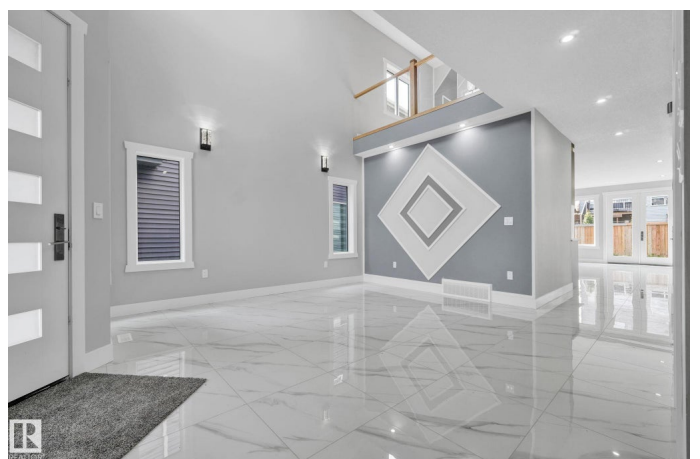
A rare find in Laurel! Unlike most brand-new builds, this home already comes with stainless steel appliances, front landscaping, and blinds—features usually left out in new construction. Move-in ready comfort meets luxury design, with an open-to-above entrance and two spacious living areas—perfect for family gatherings or entertaining. The chef's kitchen showcases quartz counters, under-cabinet lighting, a large island, wet bar, and a spice kitchen with extra prep space. A full bedroom and full bath on the main floor make this home ideal for guests or elders. Upstairs, you'll find four bedrooms: a serene master retreat with a spa-like ensuite, a second master with its own ensuite and walk-in closet, plus two bedrooms with a Jack & Jill bath. A large mudroom with garage access adds everyday convenience. The unfinished basement with a second furnace awaits your vision. Set in the heart of Laurel, you're minutes from Meadows Rec, Laurel Crossing Shopping Centre, schools, parks, and highway access!

Built in 2023

### Essential Information

MLS® # E4454723

Price \$849,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,800                  |
| Acres          | 0.00                   |
| Year Built     | 2023                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1815 17 Avenue |
| Area        | Edmonton       |
| Subdivision | Laurel         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 2N2        |

### Amenities

|           |                                                                                                     |
|-----------|-----------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Ceiling 9 ft., Closet Organizers, No Animal Home, No Smoking Home, Parking-Extra |
| Parking   | Double Garage Attached                                                                              |

### Interior

|                   |                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                          |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Stove-Gas, Washer, Refrigerators-Two, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                       |
| Fireplaces        | Insert                                                                                                                                                    |
| Stories           | 2                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                       |
| Basement          | Full, Unfinished                                                                                                                                          |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Exterior Features | Airport Nearby, Flat Site, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                              |
| Construction      | Wood, Stone, Vinyl                                                                            |
| Foundation        | Concrete Perimeter                                                                            |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 26th, 2025 |
| Days on Market | 9                 |
| 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 September 4th, 2025 at 1:18pm MDT