

## \$449,900 - 2803 19 Avenue, Edmonton

MLS® #E4438818

**\$449,900**

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	\$449,900
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	9

Zoning

Zone 30

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Listing information last updated on June 6th, 2025 at 10:17am MDT