

Courtesy Of Arash Sethi And Rohin Sethi Of MaxWell Polaris

# \$769,900 - 2419 17 Avenue, Edmonton

MLS® #E4449413

**\$769,900**

8 Bedroom, 5.00 Bathroom, 2,594 sqft  
Single Family on 0.00 Acres

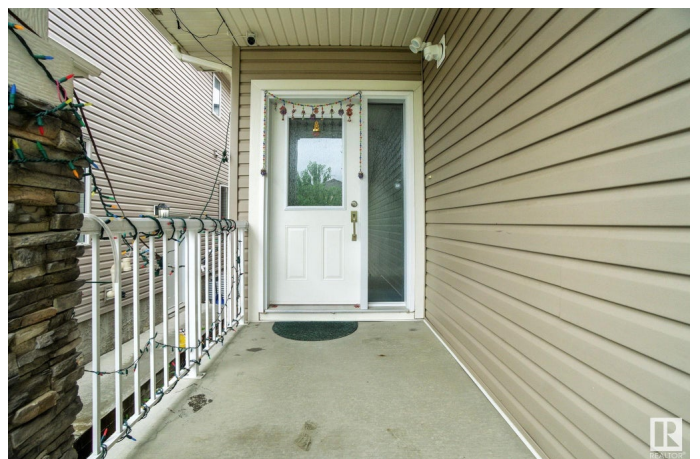
Laurel, Edmonton, AB

Welcome to this spacious & beautifully designed 8-bed, 5-bath house with double attached car garage, located in a highly desirable neighbourhood in Edmonton! The main floor features an open-concept living & dining area which flows into gourmet kitchen with sleek appliances & island, main floor bedroom & full bath. Upstairs, you'll get two master bedrooms, each with its own ensuite bath & walk-in closets, plus two additional bedrooms, full bath & conveniently located laundry room. The fully finished LEGAL basement suite comes with a separate side entrance, 3 bedrooms, full bath, second kitchen, its own living area & separate laundry. Enjoy fully fenced backyard featuring large deck with BBQ gasline, and no maintenance landscaping. Steps away from bus stop and Svend Hansen School; close to all amenities including shopping centres, grocery stores, the Meadows Recreation Centre, ponds, parks, playground & easy access to Anthony Henday Dr. This home offers a perfect blend of comfort, space, and location!

Built in 2017

## Essential Information

MLS® #	E4449413
Price	\$769,900



Bedrooms	8
Bathrooms	5.00
Full Baths	5
Square Footage	2,594
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	2419 17 Avenue
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2G8

### **Amenities**

Amenities	Carbon Monoxide Detectors, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Smart/Program. Thermostat
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Storage Shed, Stove-Electric, Stove-Gas, Window Coverings, Dryer-Two, Refrigerators-Two, Washers-Two
Heating	Forced Air-2, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Landscaped, Low Maintenance Landscape, Playground Nearby, Public

Transportation, Schools, Shopping Nearby, See Remarks

Roof Asphalt Shingles  
Construction Wood, Stone, Vinyl  
Foundation Concrete Perimeter

### **School Information**

Elementary Svend Hansen School  
Middle Svend Hansen School  
High Elder Francis Whiskeyjack

### **Additional Information**

Date Listed July 24th, 2025  
Days on Market 9  
Zoning Zone 30

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Listing information last updated on August 2nd, 2025 at 3:02pm MDT