

## \$485,000 - 2530 19a Avenue, Edmonton

MLS® #E4438198

**\$485,000**

4 Bedroom, 3.50 Bathroom, 1,433 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Welcome to this charming half duplex by Lincolnberg Homes, 1,433 sq. ft., located in the highly sought-after Laurel community. Positioned on a bright corner lot, this home features a welcoming open-concept layout filled with natural light. The upgraded kitchen is designed for both style and functionality, showcasing quartz countertops, stainless steel appliances, an electric stove, extended upper cabinetry, and a walk-in pantry – the ideal space for entertaining or family meals. The main floor is elevated with laminate flooring and ceramic tile, offering a sleek and durable finish. Upstairs, you'll find a generous primary bedroom with large windows, a walk-in closet, and a private ensuite. Two more bedrooms and a full bathroom complete the upper level. The fully finished basement offers incredible flexibility, featuring a separate entrance, a second kitchen, and a bedroom with a full bathroom – perfect for extended family, guests, or rental income potential.

Built in 2017

### Essential Information

MLS® #	E4438198
Price	\$485,000
Bedrooms	4
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	1,433
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	2530 19a Avenue
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0N5

### **Amenities**

Amenities	Off Street Parking, On Street Parking, Deck, No Smoking Home, Parking-Extra
Parking	Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Opener, Hood Fan, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Corner Lot, Fenced, Landscaped, Playground Nearby, Public Transportation, Recreation Use, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 23rd, 2025

Days on Market                16

Zoning                            Zone 30

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