

## \$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                24

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 June 16th, 2025 at 7:02am MDT