

## **\$343,800 - 29 2215 24 Street, Edmonton**

MLS® #E4418623

**\$343,800**

3 Bedroom, 2.50 Bathroom, 1,268 sqft  
Condo / Townhouse on 0.00 Acres

Laurel, Edmonton, AB

Welcome to this lovely townhouse in Laurel Landing! This is a perfect property for first-time home buyers & investors. This 3 bedroom unit boasts an open concept and wide-plank flooring throughout the main level. The kitchen is spacious with stainless steel appliances, walk-in pantry, subway tile backsplash and an island with eating bar. The upper level offers 3 bedrooms: the primary including a 3 piece ensuite and a large walk-in closet. Lower level has an attached double car garage and mudroom great for the cold winters. Plus there is a desirable low maintenance fenced-in yard to enjoy entertaining in the warmer months. Higher energy efficiency w/tankless hot water & heat recapture for a lower utility bill. This well maintained complex offers visitor parking and is walking distance to tons of amenities. Located close to shopping, a community playground, community league, newer rec centre, schools and public transit.

Built in 2015

### **Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | E4418623  |
| Price      | \$343,800 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                   |
|----------------|-------------------|
| Half Baths     | 1                 |
| Square Footage | 1,268             |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 29 2215 24 Street |
| Area        | Edmonton          |
| Subdivision | Laurel            |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6T 1A6           |

### Amenities

|           |   |
|-----------|---|
| Amenities | Detectors Smoke, Parking-Visitor, Patio |
| Parking   | Double Garage Attached                  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Partial, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Fenced, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |

Foundation                Concrete Perimeter

**School Information**

Elementary                SvendHansen/HolyFamily  
Middle                      SvendHansen/HolyFamily  
High                        DrFrancis/Wagner/H.Trinity

**Additional Information**

Date Listed                January 20th, 2025  
Days on Market        90  
Zoning                      Zone 30  
Condo Fee                \$248

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