

## **\$344,800 - 23 2215 24 Street, Edmonton**

MLS® #E4429913

**\$344,800**

3 Bedroom, 2.50 Bathroom, 1,254 sqft

Condo / Townhouse on 0.00 Acres

Laurel, Edmonton, AB

This lovely townhouse in Laurel Landing is a perfect property for first-time home buyers & investors. The 3 bedroom exterior unit boasts an open concept and wide-plank flooring throughout the main level. The kitchen is spacious with stainless steel appliances, granite countertops in kitchen, 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® #	E4429913
Price	\$344,800
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,254
Acres	0.00
Year Built	2015
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	23 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, Dryer, Garage Control, Garage Opener, Microwave 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	Fenced, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 9th, 2025  
Days on Market                6  
Zoning                              Zone 30  
Condo Fee                        \$247

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