

## \$569,900 - 3211 15 Avenue, Edmonton

MLS® #E4427427

**\$569,900**

3 Bedroom, 2.50 Bathroom, 1,719 sqft  
Single Family on 0.00 Acres

Laurel, Edmonton, AB

WOW! This well kept stunning home built by award-winning builder Landmark is nestled in the heart of Laurel, a great family neighborhood. This well-maintained house features 3 bedrooms, 2.5 baths and family room. Kitchen comes with SS appliances, back splash tiles, huge island, lots of cabinetry space and Walk-in pantry. Adjoining is the dining area. Living room is quite spacious and overlooks huge backyard. Main floor has hardwood flooring throughout and gets completed with a 2 pc bath. Upstairs you will find master bedroom with 5 pc ensuite and Walk-in closet. There are also 2 more decently sized bedrooms, another 4 pc bath and laundry on the main floor. Basement is unfinished and awaits your final touch! Double garage attached and good size backyard to enjoy all season long! With walking trails, parks, and school few steps away, this home offers convenience and perfection. Move-in ready, so it's perfect if that's a priority! Come and check it out!

Built in 2014

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4427427  |
| Price    | \$569,900 |
| Bedrooms | 3         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,719                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 3211 15 Avenue |
| Area        | Edmonton       |
| Subdivision | Laurel         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 0V2        |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Carbon Monoxide Detectors, No Animal Home, No Smoking Home |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached                                     |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Airport Nearby, Fenced, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 25th, 2025 |
| Days on Market | 16               |
| Zoning         | Zone 30          |

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Listing information last updated on April 10th, 2025 at 9:47am MDT