

## \$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      10

Zoning                 Zone 30

Condo Fee             \$252

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