

## \$343,800 - 30 2215 24 Street, Edmonton

MLS® #E4421484

**\$343,800**

3 Bedroom, 2.50 Bathroom, 1,261 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® #	E4421484
Price	\$343,800
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,261
Acres	0.00
Year Built	2015
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	30 2215 24 Street
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1A6

### Amenities

Amenities	Parking-Visitor
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
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Partial, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### School Information

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

### **Additional Information**

Date Listed	February 13th, 2025
Days on Market	65
Zoning	Zone 30
Condo Fee	\$248

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