

# \$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 | 69                  |
| Zoning         | Zone 30             |
| Condo Fee      | \$248               |

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Listing information last updated on April 23rd, 2025 at 3:02am MDT