

## \$355,000 - 1608 33a Street, Edmonton

MLS® #E4432253

**\$355,000**

3 Bedroom, 2.50 Bathroom, 1,334 sqft

Condo / Townhouse on 0.00 Acres

Laurel, Edmonton, AB

This well-kept 3-bed, 2.5-bath townhouse with a main-floor den offers over 1,300 sq ft of living space – perfect for young families or first-time buyers. Features include a double attached garage, modern kitchen with stainless steel appliances and pantry, spacious dining area with west-facing balcony, and upstairs laundry. The primary suite has a walk-in closet and 4-piece ensuite. Bonus flex space on the main floor is ideal for a home office or gym. Close to Meadows Rec Centre, trails, and a ravine. Don't miss out!

Built in 2015

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4432253          |
| Price          | \$355,000         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,334             |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |



## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 1608 33a Street |
| Area        | Edmonton        |
| Subdivision | Laurel          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6T 0K3         |

## Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| 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 |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Airport Nearby, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 23rd, 2025 |
| Days on Market | 8                |
| Zoning         | Zone 30          |
| Condo Fee      | \$199            |

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Listing information last updated on May 1st, 2025 at 4:17pm MDT