

## **\$343,800 - 3 2215 24 Street, Edmonton**

MLS® #E4439716

### **\$343,800**

3 Bedroom, 2.50 Bathroom, 1,251 sqft  
Condo / Townhouse on 0.00 Acres

Laurel, Edmonton, AB

Perfect property for first-time home buyers & investors in Southeast Edmonton. This 3 bed townhome boasts an open concept, ample natural light, & hardwood flooring throughout the main level. The kitchen is spacious w/ stainless steel appliances, pantry, full height cabinetry, subway tile backsplash & large island. The upper level offers 3 bedrms, transom windows, & plenty of storage: the primary includes a 4 piece ensuite w/ dual sinks, walk-in shower & walk-in closet. 2nd bdrm also has ensuite/walk-in closet. Lower level has an attached double car garage & mudroom. Nicely-appointed location in complex with desirable low maintenance fenced-in yard to enjoy the warmer months. Higher energy efficiency w/tankless hot water & heat recapture for a lower utility bill. This well maintained complex offers visitor parking & is walking distance to tons of amenities, including park/pond. Located close to shopping, a community playground, community league, newer rec centre, schools & public transit.

Built in 2015

### **Essential Information**

|        |           |
|--------|-----------|
| MLS® # | E4439716  |
| Price  | \$343,800 |



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,251             |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 3 2215 24 Street |
| Area        | Edmonton         |
| Subdivision | Laurel           |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6T 1A6          |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | 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          | Partial, Finished                                                                                                                     |

### Exterior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                 |
| Exterior Features | Fenced, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                   |

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

**School Information**

|            |                            |
|------------|----------------------------|
| Elementary | SvendHansen/HolyFamily     |
| Middle     | SvendHansen/HolyFamily     |
| High       | DrFrancis/Wagner/H.Trinity |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 76             |
| Zoning         | Zone 30        |
| Condo Fee      | \$243          |

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Listing information last updated on August 14th, 2025 at 6:17pm MDT