

Courtesy Of Sydia Newman-Henry Of Century 21 Leading

## **\$347,900 - 1 2215 24 Street, Edmonton**

MLS® #E4427432

**\$347,900**

3 Bedroom, 2.50 Bathroom, 1,210 sqft

Condo / Townhouse on 0.00 Acres

Laurel, Edmonton, AB

Get ready to fall in love with this stunning townhouse in the sought-after Laurel Landing Community! This modern home features 3 spacious bedrooms, 2.5 bathrooms, and an attached double-car garage, offering the perfect blend of comfort and convenience. Enjoy a low-maintenance lifestyle with hassle-free yardwork and no shoveling, so you can focus on what truly matters. Shopping, dining, and amenities are just a short walk away, and the Meadows Recreation Center is only two blocks from your doorstep. Plus, with scenic walking trails nearby, youâ€™™ have plenty of opportunities to enjoy the outdoors with family and friends. This home boasts a bright and spacious living area, ideal for relaxation and entertainment. The gourmet kitchen is designed for functionality and style, featuring granite countertops, a large island, soft-close drawers, a walk-in pantry, and stainless steel appliances. With quick access to Anthony Henday Drive, commuting is a breeze! This is the perfect home for your family!

Built in 2015

### **Essential Information**

MLS® # E4427432

Price \$347,900



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,210             |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

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

### Amenities

|                |  |
|----------------|--|
| Amenities      | Hot Water Tankless, Insulation-Upgraded, Vinyl Windows, Green Building |
| Parking Spaces | 2  |
| Parking        | Double Garage Attached   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Partial, Partially Finished  |

### Exterior

|                   |                               |
|-------------------|-------------------------------|
| Exterior          | Wood, Vinyl                   |
| Exterior Features | Park/Reserve, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 24th, 2025 |
| Days on Market | 25               |
| Zoning         | Zone 30          |
| Condo Fee      | \$248            |

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Listing information last updated on April 18th, 2025 at 5:17pm MDT