# \$330,800 - 34 2215 24 Street, Edmonton

MLS® #E4456551

#### \$330,800

2 Bedroom, 2.50 Bathroom, 1,180 sqft Condo / Townhouse on 0.00 Acres

Laurel, Edmonton, AB

ATTN first-time home buyers & investors in Southeast Edmonton! This 2 bedrm END UNIT 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 2 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 single 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.



## **Essential Information**

MLS® # E4456551 Price \$330,800







Bedrooms 2

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,180

Acres 0.00

Year Built 2015

Type Condo / Townhouse

Sub-Type Townhouse

Style 2 Storey

Status Active

# **Community Information**

Address 34 2215 24 Street

Area Edmonton

Subdivision Laurel

City Edmonton
County ALBERTA

Province AB

Postal Code T6T 1A6

#### **Amenities**

Amenities Parking-Visitor, Patio

Parking Single 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 September 6th, 2025

Days on Market 58

Zoning Zone 30 Condo Fee \$240

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