

## **\$336,800 - 26 2215 24 Street, Edmonton**

MLS® #E4421507

**\$336,800**

2 Bedroom, 2.50 Bathroom, 1,179 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 2 bedrm END UNIT home boasts an open concept, ample natural light, & wide-plank 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, & both w/ walk-in closets: the primary including a 4 piece ensuite dual sinks, & walk-in shower. Lower level has an attached single car garage, & mudroom great for the cold winters. This nicely located end unit, & has 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 & is walking distance to tons of amenities. Located close to shopping, a community playground, community league, newer rec centre, schools & public transit.

Built in 2015

### **Essential Information**

MLS® # E4421507

Price \$336,800

Bedrooms 2



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,179
Acres	0.00
Year Built	2015
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	26 2215 24 Street
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1A6

### Amenities

Amenities	Detectors Smoke, 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 Swimming Pool, 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	February 13th, 2025
Days on Market	68
Zoning	Zone 30
Condo Fee	\$240

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Listing information last updated on April 22nd, 2025 at 7:17am MDT