

## **\$326,800 - 34 2215 24 Street, Edmonton**

MLS® #E4456551

### **\$326,800**

2 Bedroom, 2.50 Bathroom, 1,180 sqft

Condo / Townhouse on 0.00 Acres

Laurel, Edmonton, AB

Well maintained 2 bed/2.5 bath END UNIT townhome in SE Edmonton! Perfect for 1st time home buyers & investors. Open concept layout, ample natural light, & hardwood flooring on the main level. Spacious kitchen w/ a huge island, stainless steel appliances, pantry, full height cabinetry, subway tile backsplash. Upper level offers 2 well-sized bedrms - primary bedrm incl 4 pc 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 w/ low maintenance fenced-in yard to enjoy the warmer months. Higher energy efficiency w/ tankless hot water & HRV for a lower utility bill. Visitor parking available. Walking distance to tons of amenities, including park/pond. Located close to schools, shopping, public transit, Meadows Rec Centre, community playground & league. Quick access to major commuter routes incl Anthony Henday & Whitemud for effortless commuting!

Built in 2015

### **Essential Information**

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Price \$326,800

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 | Detectors Smoke, Hot Water Tankless, Parking-Visitor, Patio, HRV System |
| 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 |
| 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 | 64                  |
| Zoning         | Zone 30             |
| Condo Fee      | \$240               |

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Listing information last updated on November 9th, 2025 at 12:02pm MST