

## \$355,000 - 3352 15a Avenue, Edmonton

MLS® #E4444968

**\$355,000**

3 Bedroom, 2.50 Bathroom, 1,437 sqft

Condo / Townhouse on 0.00 Acres

Laurel, Edmonton, AB

**LOW CONDO FEES!** This well-maintained home is situated on a quiet street in the desirable community of Laurel. This 3 Bedroom plus Den and 2.5 Bathrooms offers a modern open concept floorplan. Right off the front entry you will find a spacious den perfect for home/office/gym/flex room and entrance to your **DOUBLE ATTACHED GARAGE**. Open-concept main floor with modern touches features a functional kitchen with plenty of cabinetry, complete with stainless steel appliances and a breakfast bar leading to a south facing private balcony/patio. A generous sized Livingroom and powder room complete this level. Upstairs offers 3 generous sized bedrooms, primary suite c/w 4 piece ensuite and laundry conveniently located on same level. Close to all amenities, shopping, schools, parks with easy access to the Anthony Henday.

Built in 2015

### Essential Information

MLS® #	E4444968
Price	\$355,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,437
Acres	0.00
Year Built	2015
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	3352 15a Avenue
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0Y1

### **Amenities**

Amenities	No Animal Home, No Smoking Home, Patio, See Remarks
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Opener, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Landscaped, Level Land, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 28th, 2025
Days on Market	9
Zoning	Zone 30
Condo Fee	\$198

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 6th, 2025 at 11:32pm MDT