

## **\$545,000 - 3211 15 Avenue, Edmonton**

MLS® #E4427427

**\$545,000**

3 Bedroom, 2.50 Bathroom, 1,719 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

WOW! This well kept stunning home built by award-winning builder Landmark is nestled in the heart of Laurel, a great family neighborhood. This well-maintained house features 3 bedrooms, 2.5 baths and family room. Kitchen comes with SS appliances, back splash tiles, huge island, lots of cabinetry space and Walk-in pantry. Adjoining is the dining area. Living room is quite spacious and overlooks huge backyard. Main floor has hardwood flooring throughout and gets completed with a 2 pc bath. Upstairs you will find master bedroom with 5 pc ensuite and Walk-in closet. There are also 2 more decently sized bedrooms, another 4 pc bath and laundry on the main floor. Basement is unfinished and awaits your final touch! Double garage attached and good size backyard to enjoy all season long! With walking trails, parks, and school few steps away, this home offers convenience and perfection. Move-in ready, so it's perfect if that's a priority! Come and check it out!

Built in 2014

### **Essential Information**

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Price \$545,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,719
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3211 15 Avenue
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0V2

### Amenities

Amenities	Carbon Monoxide Detectors, No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brass Surround, Glass Door
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Playground Nearby, Public Swimming Pool,

Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	March 25th, 2025
Days on Market	95
Zoning	Zone 30

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