

## \$569,000 - 3215 15 Avenue, Edmonton

MLS® #E4438322

**\$569,000**

3 Bedroom, 2.50 Bathroom, 2,002 sqft

Single Family on 0.00 Acres

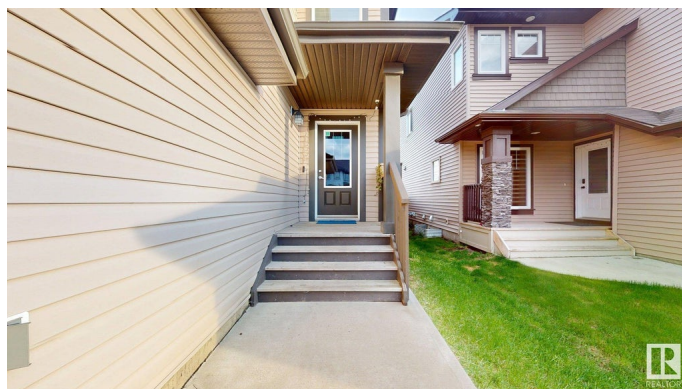
Laurel, Edmonton, AB

This architecturally designed, home in Laurel offers 3 bedrooms, 2.5 baths, and incredible space filled with natural light. The main floor features separate living, dining, kitchen, laundry, and a 2-pc bath—perfectly laid out for functionality and flow. The bright living room boasts a cozy gas fireplace and large windows overlooking a massive backyard. The kitchen includes ample space and pantry. Upstairs offers a spacious bonus room, 3 bedrooms, and 2 full baths, including a luxurious primary suite with walk-in closet and elegant ensuite. Ideally located near Meadows Rec Centre and 17th St shopping. A truly perfect family home—bright and spacious!

Built in 2013

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4438322      |
| Price          | \$569,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 2,002         |
| Acres          | 0.00          |
| Year Built     | 2013          |
| Type           | Single Family |



|          |                        |
|----------|------------------------|
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3215 15 Avenue |
| Area        | Edmonton       |
| Subdivision | Laurel         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 0V2        |

### Amenities

|           |                           |
|-----------|---------------------------|
| Amenities | Carbon Monoxide Detectors |
| Parking   | Double Garage Attached    |

### Interior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Gas, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                   |
| Fireplace         | Yes                                                                                                         |
| Fireplaces        | Glass Door                                                                                                  |
| Stories           | 2                                                                                                           |
| Has Basement      | Yes                                                                                                         |
| Basement          | Full, Unfinished                                                                                            |

### Exterior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                      |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                        |
| Construction      | Wood, Stone, Vinyl                                                                                                      |
| Foundation        | Concrete Perimeter                                                                                                      |

### School Information

|            |                     |
|------------|---------------------|
| Elementary | Svend Hansen School |
| Middle     | T D Baker School    |

High W P Wagner School

### **Additional Information**

Date Listed May 23rd, 2025

Days on Market 24

Zoning Zone 30

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Listing information last updated on June 16th, 2025 at 12:32am MDT