

## \$369,000 - 3118 15 Avenue, Edmonton

MLS® #E4435330

**\$369,000**

2 Bedroom, 2.50 Bathroom, 1,355 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

No Condo fees!! Welcome to this well maintained corner-unit featuring two spacious primary bedrooms, each with their own ensuiteâ€”perfect for families, guests, or roommates. The main floor boasts a gorgeous kitchen with ample counter space, ideal for entertaining. Natural light floods the home through abundant windows, enhancing the bright and airy feel. Enjoy summer evenings on the two-tier deck complete with a privacy screen and overlooking a large, fenced yardâ€”perfect for pets, kids, or relaxation. Stay cool all season with central air conditioning. The basement is framed and ready for your personal touch, whether itâ€™s a rec room, office, or additional bedroom. Outside, a parking pad accommodates two vehicles with ease, with option to add equity and build your own garage. Located close to schools, parks, and public transportation, this home offers both convenience and comfort.

Built in 2015

### Essential Information

MLS® #	E4435330
Price	\$369,000
Bedrooms	2
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,355
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### **Community Information**

Address	3118 15 Avenue
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0V2

### **Amenities**

Amenities	Off Street Parking, Air Conditioner, Parking-Plug-Ins
Parking Spaces	2
Parking	Parking Pad Cement/Paved

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Corner Lot, Landscaped, Playground Nearby, Public Transportation, Schools, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Slab

**Additional Information**

Date Listed            May 8th, 2025  
Days on Market      9  
Zoning                Zone 30

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