

## \$364,999 - 1604 33a Street, Edmonton

MLS® #E4461602

**\$364,999**

3 Bedroom, 2.50 Bathroom, 1,475 sqft

Condo / Townhouse on 0.00 Acres

Laurel, Edmonton, AB

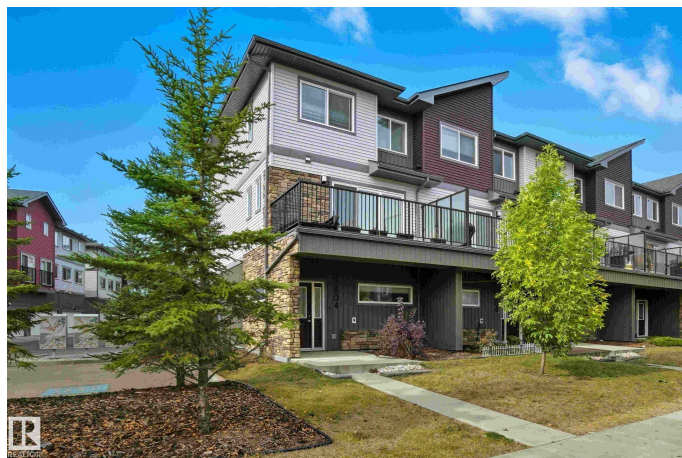
Welcome to this END UNIT TOWNHOUSE located in the most desirable SE community of LAUREL, with extra windows and lots of natural light! This 3-bedroom, 2.1 bath townhouse comes with a main floor den perfect for an office space, and a double attached garage for your convenience. The second level features a generous living area, a dining and a modern kitchen which comes with a QUARTZ island. Step out onto your PRIVATE BALCONY and enjoy warm summer evenings with no shared outdoor space. The third level has a primary bedroom with a 4-piece bathroom ensuite, a walk-in closet, along with 2 additional bedrooms and a conveniently located laundry room. Enjoy SUPER LOW CONDO FEES that include snow removal and landscaping services-making life easier year-round! Located with easy access to 17 Street, Ellerslie Road, 34 Street, and Anthony Henday Drive, plus schools, grocery stores, and other amenities just minutes away. This home truly checks all the boxesâ€”a must-see!

Built in 2015

### Essential Information

MLS® # E4461602

Price \$364,999



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,475             |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 1604 33a Street |
| Area        | Edmonton        |
| Subdivision | Laurel          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6T 0Y1         |

### Amenities

|                |                                                                                                        |
|----------------|--------------------------------------------------------------------------------------------------------|
| Amenities      | Carbon Monoxide Detectors, Deck, Hot Water Natural Gas, No Animal Home, Parking-Visitor, Vinyl Windows |
| Parking Spaces | 2                                                                                                      |
| Parking        | Double Garage Attached                                                                                 |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                            |
| Stories           | 3                                                                                    |
| Has Basement      | Yes                                                                                  |
| Basement          | None, No Basement                                                                    |

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                   |
| Exterior Features | Corner Lot, Golf Nearby, Landscaped, Park/Reserve, Playground |

|              |                                                              |
|--------------|--------------------------------------------------------------|
|              | Nearby, Public Swimming Pool, Public Transportation, Schools |
| Roof         | Asphalt Shingles                                             |
| Construction | Wood, Vinyl                                                  |
| Foundation   | Concrete Perimeter                                           |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 14                |
| Zoning         | Zone 30           |
| Condo Fee      | \$198             |

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Listing information last updated on October 23rd, 2025 at 12:47pm MDT