

## \$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 78

Zoning Zone 30

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Listing information last updated on August 9th, 2025 at 9:17am MDT