# \$355,000 - 1608 33a Street, Edmonton

MLS® #E4432253

### \$355,000

3 Bedroom, 2.50 Bathroom, 1,334 sqft Condo / Townhouse on 0.00 Acres

Laurel, Edmonton, AB

This well-kept 3-bed, 2.5-bath townhouse with a main-floor den offers over 1,300 sq ft of living space â€" perfect for young families or first-time buyers. Features include a double attached garage, modern kitchen with stainless steel appliances and pantry, spacious dining area with west-facing balcony, and upstairs laundry. The primary suite has a walk-in closet and 4-piece ensuite. Bonus flex space on the main floor is ideal for a home office or gym. Close to Meadows Rec Centre, trails, and a ravine. Don't miss out!



#### **Essential Information**

MLS® # E4432253 Price \$355,000

Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,334

Acres 0.00

Year Built 2015

Type Condo / Townhouse

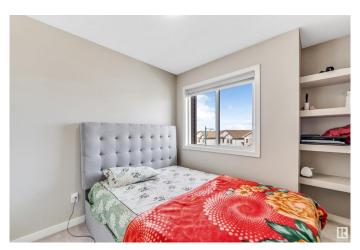
Sub-Type Townhouse

Style 2 Storey

Status Active







## **Community Information**

Address 1608 33a Street

Area Edmonton

Subdivision Laurel

City Edmonton
County ALBERTA

Province AB

Postal Code T6T 0K3

#### **Amenities**

Amenities See Remarks

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, 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, Stone, Vinyl

Exterior Features Airport Nearby, Flat Site, Landscaped, Playground Nearby, Public

Transportation, Schools, Shopping Nearby, See Remarks

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter

#### Additional Information

Date Listed April 23rd, 2025

Days on Market 9

Zoning Zone 30

Condo Fee \$199

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 2nd, 2025 at 1:32pm MDT