

## \$359,000 - 3330 15a Avenue, Edmonton

MLS® #E4460598

**\$359,000**

3 Bedroom, 2.50 Bathroom, 1,466 sqft  
Condo / Townhouse on 0.00 Acres

Laurel, Edmonton, AB

Facing a quiet residential street, this 1,466 sq. ft. CORNER townhome combines the convenience of a condominium with the comfort of a spacious family home. This townhouse features PLENTY OF WINDOWS that fill the home with natural SUNLIGHT. The entry level features a versatile den/home office with access to a covered patio, along with an attached double garage for secure parking and storage. Upstairs, an open-concept main floor includes a bright living room, dining area, and a generous kitchen with direct access to a sunny balcony—perfect for spring and summer entertaining. A convenient 2-piece bathroom is also located on this level. The top floor offers a primary retreat with 4-piece ensuite, plus two additional bedrooms that share another full bathroom. Laundry is also located upstairs for added convenience. Ideally situated near shopping, schools, public transit, and major commuting routes, this home is the perfect blend of comfort and practicality.

Built in 2015

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4460598  |
| Price    | \$359,000 |
| Bedrooms | 3         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,466             |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 3330 15a Avenue |
| Area        | Edmonton        |
| Subdivision | Laurel          |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6T 0Y1         |

### Amenities

|           |                                                                                          |
|-----------|------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Detectors Smoke, No Animal Home, No Smoking Home, See Remarks |
| Parking   | Double Garage Attached                                                                   |

### Interior

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

### Exterior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                             |
| Exterior Features | Corner Lot, Landscaped, Park/Reserve, Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                               |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2025 |
| Days on Market | 2                 |
| Zoning         | Zone 30           |
| Condo Fee      | \$198             |

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Listing information last updated on October 5th, 2025 at 2:02am MDT