

## \$499,788 - 3111 15 Avenue, Edmonton

MLS® #E4432982

**\$499,788**

3 Bedroom, 3.50 Bathroom, 1,616 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Fully Finished | North-Facing | 3 Bed, 3.5 Bath Half Duplex in Laurel. This beautifully maintained, move-in-ready half duplex in Laurel offers the perfect blend of comfort and style. Featuring 3 spacious bedrooms, 3.5 bathrooms, and a fully finished basement, this north-facing home is ideal for families or first-time buyers. The open-concept main floor boasts a bright living room, modern kitchen with stainless steel appliances, a large island, pantry, and generous dining space. A mudroom, front foyer, and 2-piece powder room add functionality and flow. Upstairs, enjoy a large primary suite with 4-pc ensuite and walk-in closet, plus 2 additional bedrooms, a 4-pc bath, and upper-level laundry. The basement features a spacious rec room, 3-pc bath, and walk-in closetâ€”great for guests or extra living space. Additional perks: New Carpet, Fresh Paint, Professionally Cleaned, and Double Att. Garage. Located close to parks, schools, shopping, transit & rec centre. Immediate Possession Available. Must See !!!!!

Built in 2016

### Essential Information

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Price \$499,788



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,616
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	3111 15 Avenue
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0V2

### **Amenities**

Amenities	Deck, Exterior Walls- 2"x6", Front Porch, Hot Water Natural Gas, Vinyl Windows, HRV System, Natural Gas BBQ Hookup
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Fenced, Flat Site, Golf Nearby, Playground Nearby,

Public Transportation, Schools, Shopping Nearby

Lot Description	Geojet
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Svend Hansen School
Middle	Svend Hansen School
High	Elder Dr. Francis WJ

### Additional Information

Date Listed	April 26th, 2025
Days on Market	119
Zoning	Zone 30

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