

Courtesy Of Jason J Beattie Of Exp Realty

## \$350,000 - 1630 33a Street, Edmonton

MLS® #E4423367

**\$350,000**

3 Bedroom, 2.50 Bathroom, 1,504 sqft  
Condo / Townhouse on 0.00 Acres

Laurel, Edmonton, AB

Welcome to this immaculate, move-in ready townhouse that blends modern elegance with low-maintenance living with low condo fees. Offering three spacious bedrooms, three bathrooms, and a double attached garage, this home is designed for comfort and functionality. Step inside to find an open floor plan that creates a seamless flow throughout, bathed in an abundance of natural light. The kitchen is a chef's dream, featuring sleek stainless steel appliances and stunning quartz countertops, perfect for preparing meals or entertaining guests. A den off the front door adds versatile space for a home office or cozy reading nook. With a focus on convenience and ease, this home offers a lifestyle that requires little upkeep, giving you more time to enjoy what truly matters. Whether you're hosting or relaxing, this townhouse is the perfect backdrop for your next chapter. Don't miss the chance to make this beauty yours!

Built in 2015

### Essential Information

MLS® #	E4423367
Price	\$350,000
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,504
Acres	0.00
Year Built	2015
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	1630 33a Street
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0Y1

### **Amenities**

Amenities	On Street Parking, Detectors Smoke, Front Porch
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, 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	Landscaped
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	February 28th, 2025
Days on Market	13
Zoning	Zone 30
Condo Fee	\$199

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