

## \$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

MLS® # E4432982

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 | 118              |
| Zoning         | Zone 30          |

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Listing information last updated on August 22nd, 2025 at 1:17pm MDT