

## \$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 – 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!

Built in 2015

### 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	1
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 April 24th, 2025 at 4:32am MDT