

## \$445,000 - 2016 24 Street, Edmonton

MLS® #E4446888

**\$445,000**

3 Bedroom, 2.50 Bathroom, 1,230 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Welcome to this charming and well-maintained 3-bedroom, 2.5-bathroom home located in the sought-after neighbourhood of Laurel. Perfectly situated with a park right in front, this home offers a serene setting while being just minutes from schools, grocery stores, public transit, and other essential amenities. The main floor features an open-concept layout with a spacious living area, a modern kitchen with ample cabinetry, and a dining space perfect for family gatherings. Upstairs, you'll find three generously sized bedrooms, including a primary suite with an ensuite bath and walk-in closet. Additional highlights include a double detached garage, Deck, partially finished basement with great potential for a separate side entrance, and a private backyard relaxing evenings. This is an ideal home for families or investors looking for future rental potential. Don't miss your opportunity to live in one of Southeast Edmonton's most vibrant and growing communities. Some of the photos have been virtually staged.

Built in 2015

### Essential Information

MLS® # E4446888

Price \$445,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,230                  |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 2016 24 Street |
| Area        | Edmonton       |
| Subdivision | Laurel         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 0Y8        |

### Amenities

|           |                                      |
|-----------|--------------------------------------|
| Amenities | Deck, Detectors Smoke, Vinyl Windows |
| Parking   | Double Garage Detached               |

### Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                          |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                 |
| Stories           | 2                                                                                                         |
| Has Basement      | Yes                                                                                                       |
| Basement          | Full, Partially Finished                                                                                  |

### Exterior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                |
| Exterior Features | Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Vinyl Shingles                                                             |

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

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 22              |
| Zoning         | Zone 30         |

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Listing information last updated on August 1st, 2025 at 12:33pm MDT