

## \$449,900 - 1749 27 Street, Edmonton

MLS® #E4431895

**\$449,900**

3 Bedroom, 3.50 Bathroom, 1,487 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

**\*\*POTENTIAL SIDE ENTRANCE\*\*HUGE BONUS ROOM\*\* PARTIALLY FINISHED BASEMENT\*\*SOUTH EDMONTON\*\*LAUREL COMMUNITY\*\*** Discover this move-in READY Half Duplex featuring a DOUBLE Attached garage, perfectly situated in the heart of LAUREL. The main floor boasts a convenient 2-piece Bathroom, TWO spacious closets, a generous walk-in PANTRY, a large Kitchen, a cozy living room, and a charming nook. Enjoy abundant natural light from two LARGE Windows and a SLIDING glass Door that opens to the deck and a beautifully LANDSCAPED backyard. Upstairs, the Master suite includes a Walk-in closet and a luxurious 3-piece ENSUITE. Completing the second floor are two ADDITIONAL Bedrooms, another 4-piece Bathroom, and a handy Laundry room. This home is ideally located near the Meadows Recreation Centre, a newly constructed school nearby, and grocery stores.

Built in 2017

### Essential Information

MLS® #	E4431895
Price	\$449,900
Bedrooms	3
Bathrooms	3.50
Full Baths	3



Half Baths	1
Square Footage	1,487
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	1749 27 Street
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2G5

### Amenities

Amenities	Carbon Monoxide Detectors, Detectors Smoke
Parking	Over Sized, Single 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	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed April 20th, 2025

Days on Market 12

Zoning Zone 30

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