

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

MLS® #E4431895

**\$449,900**

3 Bedroom, 3.50 Bathroom, 1,487 sqft

Single Family on 0.00 Acres

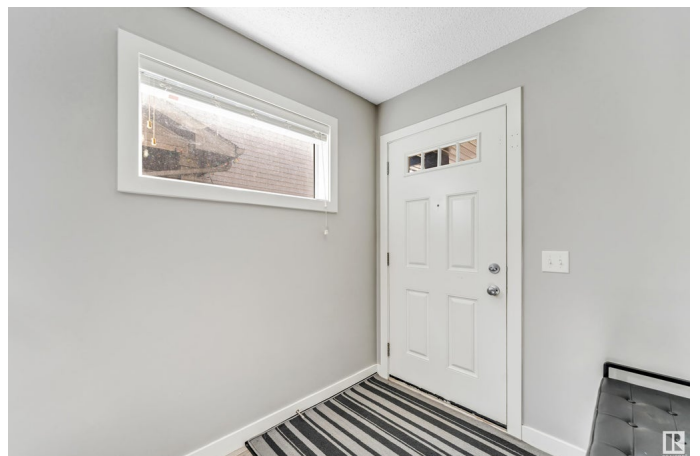
Laurel, Edmonton, AB

**\*\*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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Listing information last updated on May 2nd, 2025 at 6:17pm MDT