

## \$469,900 - 1303 27 Street, Edmonton

MLS® #E4431906

**\$469,900**

3 Bedroom, 2.50 Bathroom, 1,628 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Nicely finished Well kept 1628 SQ FT 1½ duplex with double attached garage. The main floor has 9' ceilings. Modern kitchen has 9' maple cabinets, a walk-in pantry, flush eating bar, microwave hood fan and quartz counter tops. Great room with built-in entertainment center unit and good sized nook with patio doors. A half bath completes the main floor. The upper floor contains a 4 piece main bath and laundry area. Master bedroom with walk-in closet and 3 piece ensuite. Built in study desk and wide hallway makes this house very convenient. Two good sized secondary bedrooms and full of natural light second floor gives you a relaxed feeling. One of the bigger size units in neighborhood. Landscaped, fenced and a generous size deck to enjoy summer evenings. Walk to the new high school, Svend Hansen School, playgrounds, bus stops, and a shopping plaza. Quick access to the Meadows Recreation Centre, Anthony Henday, Whitemud Drive & EIA.

Built in 2018

### Essential Information

MLS® #	E4431906
Price	\$469,900
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,628
Acres	0.00
Year Built	2018
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	1303 27 Street
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0K1

### Amenities

Amenities	Ceiling 9 ft., No Animal Home, No Smoking Home
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Concrete, Vinyl
Exterior Features	Landscaped, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Concrete, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed April 20th, 2025

Days on Market 2

Zoning Zone 30

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