

## \$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 11

Zoning Zone 30

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Listing information last updated on May 1st, 2025 at 7:17pm MDT