# \$499,900 - 1707 27 Street, Edmonton

MLS® #E4434710

## \$499,900

3 Bedroom, 2.50 Bathroom, 1,647 sqft Single Family on 0.00 Acres

Laurel, Edmonton, AB

This fabulous ready to move-in upgraded half duplex is located on a corner lot in Laurel; the most desired and top selling family friendly community in South East Edmonton. Main floor features 9-ft ceiling, spacious kitchen with upgraded appliances, granite counter tops, under mount sink, corner pantry, dining area overlooking the East facing backyard, nice size family room and powder room. Being a corner lot, the additional side windows bring a lot of natural sunlight. Upper floor includes a huge primary bedroom with walk in closet and a beautiful 5-pc Ensuite. It also boasts 2 other huge bedrooms, common bathroom, nice size bonus/flex area and laundry room. Upper floor has been upgraded to Luxury Vinyl Plank flooring. Property is fully fenced and landscaped and has a nice size backyard with a huge deck to enjoy summer evenings. House is a walking distance from school, park, bus stop, new commercial Plaza and many other amenities. Don't miss this fantastic opportunity.

Built in 2018

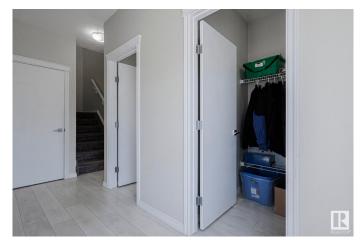
### **Essential Information**

MLS® # E4434710 Price \$499,900

Bedrooms 3







Bathrooms 2.50 Full Baths 2

Half Baths 1

Square Footage 1,647 Acres 0.00 Year Built 2018

Type Single Family
Sub-Type Half Duplex

Style 2 Storey
Status Active

# **Community Information**

Address 1707 27 Street

Area Edmonton

Subdivision Laurel

City Edmonton
County ALBERTA

Province AB

Postal Code T6T 2G6

## **Amenities**

Amenities Ceiling 9 ft., Deck, Detectors Smoke, Parking-Extra, HRV System

Parking Double Garage Attached

### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan,

Stove-Gas, Washer, Water Softener, Curtains and Blinds

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

### **Exterior**

Exterior Wood, Vinyl

Exterior Features Corner Lot, Fenced, Landscaped, Playground Nearby, Public

Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

# **Additional Information**

Date Listed May 6th, 2025

Days on Market 4

Zoning Zone 30

HOA Fees 330

HOA Fees Freq. Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 10th, 2025 at 1:47am MDT