

## \$574,998 - 1206 27 Street, Edmonton

MLS® #E4445384

**\$574,998**

4 Bedroom, 3.50 Bathroom, 1,726 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Welcome to this impeccably maintained front attached garage - half duplex home in the heart of Laurel, Edmonton. A fully finished basement with a full bath, kitchen, living, bedroom and separate side entrance and appliances, this home is truly move-in ready. Boasting 3 spacious bedrooms, 2.5 bathrooms and ample closet space. The spacious, family-friendly layout provides plenty of room to grow and live comfortably. Step outside onto the finished deck and enjoy the large backyard, which backs onto a picturesque walking trail. Located in one of Edmonton's most vibrant and rapidly growing communities, you'll enjoy close access to everything you need: shopping at Mill Woods Town Centre and Tamarack Common, top-rated schools, Grey Nuns Community Hospital, and the Meadows Community Recreation Centre. Plus, with convenient public transit nearby, getting around is easy. Landscaped, fenced and a generous size deck to enjoy summer evenings. Walk to the new high school, Svend Hansen School, playgrounds, bus stops..

Built in 2019

### Essential Information

MLS® # E4445384

Price \$574,998



|                |               |
|----------------|---------------|
| Bedrooms       | 4             |
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,726         |
| Acres          | 0.00          |
| Year Built     | 2019          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1206 27 Street |
| Area        | Edmonton       |
| Subdivision | Laurel         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 2J3        |

### Amenities

|           |                                |
|-----------|--------------------------------|
| Amenities | Ceiling 9 ft., Detectors Smoke |
| Parking   | Double Garage Attached         |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dryer, Hood Fan, Oven-Microwave, Stove-Countertop Gas, Stove-Electric, Washer, Refrigerators-Two, Dishwasher-Two |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Fenced, Landscaped |
| Roof              | Asphalt Shingles  |

Construction Wood, Vinyl  
Foundation Concrete Perimeter

**Additional Information**

Date Listed July 2nd, 2025  
Days on Market 17  
Zoning Zone 30



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