

## \$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. Boasting 3 spacious bedrooms, 2.5 bathrooms and ample closet space. A fully finished basement with a full bath, kitchen, living, bedroom and separate side entrance and appliances, this home is truly move-in ready. 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	3
Zoning	Zone 30



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 July 5th, 2025 at 2:02am MDT