

## \$489,999 - 1707 27 Street, Edmonton

MLS® #E4434710

**\$489,999**

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	\$489,999
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                63  
Zoning                              Zone 30  
HOA Fees                         330.61  
HOA Fees Freq.                Annually

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