

## \$549,900 - 1206 27 Street, Edmonton

MLS® #E4460912

**\$549,900**

4 Bedroom, 3.50 Bathroom, 1,726 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

**\*\*LAUREL\*\*BACKING TO WALKING TRAIL\*\*FINISHED BASEMENT\*\*** The main floor features an open-concept layout with a bright living area anchored by a feature fireplace, a stylish kitchen with full-height cabinets, pantry storage, and a dedicated dining space that opens to the backyard, ideal for family living or entertaining. Upstairs, youâ€™ll find a spacious primary suite with a walk-in closet and private ensuite, along with two additional bedrooms, a full bathroom, convenient laundry, and a bonus room that works perfectly as a playroom or media space. Natural light fills each room, enhancing the homeâ€™s warm and inviting feel. The fully finished basement includes its own kitchen, bedroom, full bath, and recreation area, offering excellent flexibility for extended family or rental potential. Located on a quiet street within walking distance to schools, parks, and pathways, this property is minutes from highways, shopping, and all amenities.

Built in 2019

### Essential Information

MLS® #	E4460912
Price	\$549,900
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	Dryer, Hood Fan, Stove-Electric, Washer, Refrigerators-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	October 4th, 2025
Days on Market	1
Zoning	Zone 30



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Listing information last updated on October 5th, 2025 at 12:17pm MDT