

## \$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 37  
Zoning Zone 30



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