

## \$649,997 - 1607 27 Street, Edmonton

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MLS® #E4428912

**\$649,997**

3 Bedroom, 2.50 Bathroom, 2,153 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Welcome to the "Columbia" built by the award winning Pacesetter homes and is located on a quiet street in the heart Laurel Crossing. This unique property in Laurel offers nearly 2155 sq ft of living space. The main floor features a large front entrance which has a large flex room next to it which can be used a bedroom/ office if needed, as well as an open kitchen with quartz counters, and a large walkthrough pantry that is leads through to the mudroom and garage. Large windows allow natural light to pour in throughout the house. Upstairs you'll find 3 large bedrooms and a good sized bonus room. This is the perfect place to call home and the best part is this home backs onto a large greenspace so no neighborhood behind you. This home has a side separate entrance perfect for a future legal suite or nanny suite. This home is now move in ready !



Built in 2024

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4428912  |
| Price      | \$649,997 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |

|                |                        |
|----------------|------------------------|
| Square Footage | 2,153                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1607 27 Street |
| Area        | Edmonton       |
| Subdivision | Laurel         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 2R6        |

### Amenities

|               |                              |
|---------------|------------------------------|
| Amenities     | Lake Privileges, See Remarks |
| Parking       | Double Garage Attached       |
| Is Waterfront | Yes                          |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom                           |
| Appliances        | Garage Control, Garage Opener, See Remarks |
| Heating           | Forced Air-1, Natural Gas                  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished                           |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Backs Onto Lake, Golf Nearby, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, View Lake, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

### Additional Information

Date Listed April 2nd, 2025

Days on Market 30

Zoning Zone 30

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Listing information last updated on May 2nd, 2025 at 4:32pm MDT