

## \$459,999 - 1783 28 Street, Edmonton

MLS® #E4438427

**\$459,999**

3 Bedroom, 2.50 Bathroom, 1,497 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Welcome to this well-maintained 1495 sq ft half duplex located in the desirable community of Laurel. This home features a double attached garage and offers the perfect blend of comfort and potential. The main floor boasts an open-concept layout with a bright living area, spacious kitchen, dining nook, and a convenient half bathroom. Upstairs, you'll find 3 generously sized bedrooms, including a primary suite with ensuite bath, along with another full bathroom for added convenience. The unspoiled basement offers a fantastic opportunity to create a custom secondary suite, tailored to your needs. Enjoy privacy and tranquility as the home backs onto a beautiful green space and walking trail. Located close to schools, shopping, parks, and public transit, this property is ideal for families, first-time buyers, or investors. Don't miss your chance to own in one of Edmonton's fastest-growing communities!

Built in 2014

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4438427  |
| Price      | \$459,999 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 1,497         |
| Acres          | 0.00          |
| Year Built     | 2014          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1783 28 Street |
| Area        | Edmonton       |
| Subdivision | Laurel         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 0S7        |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                            |
| Stories           | 2                                                                                    |
| Has Basement      | Yes                                                                                  |
| Basement          | Full, Unfinished                                                                     |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                 |
| Exterior Features | Backs Onto Park/Trees, Fenced, Flat Site, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                   |
| Construction      | Wood, Stone, Vinyl                                                 |
| Foundation        | Concrete Perimeter                                                 |

### Additional Information

Date Listed May 24th, 2025

Days on Market 24

Zoning Zone 30

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Listing information last updated on June 17th, 2025 at 5:32am MDT