

## \$475,000 - 1785 28 Street, Edmonton

MLS® #E4420036

### \$475,000

3 Bedroom, 2.50 Bathroom, 1,625 sqft  
Single Family on 0.00 Acres

Laurel, Edmonton, AB

Welcome to this spacious, extremely well-priced, half-duplex in the beautiful community of Laurel, that backs onto walking paths and green space. Nature right outside your back door. The living & dining area is open and welcoming with hardwood, tile and carpeting throughout. The warm wood kitchen has lots of cabinets, gorgeous granite, tile backsplash & corner pantry. The eat on island . A half bath in on the main as well. Upstairs is a good sized bonus room, which is a lovely feature of this home. The spacious master has a full ensuite, plus the two other bedrooms and a 4 pce bath. The basement is yours to develop as you wish. Also there is a double attached garage. The yard is landscaped and fenced. Beautiful home, privacy and close to many amenities, like shopping, schools and parks & trails.

Built in 2013

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4420036  |
| Price          | \$475,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,625     |



|            |               |
|------------|---------------|
| Acres      | 0.00          |
| Year Built | 2013          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 1785 28 Street |
| Area        | Edmonton       |
| Subdivision | Laurel         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 0S7        |

### **Amenities**

|           |                                                                |
|-----------|----------------------------------------------------------------|
| Amenities | Deck, Exterior Walls- 2"x6", Hot Water Tankless, Vinyl Windows |
| Parking   | Double Garage Attached                                         |

### **Interior**

|                   |                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| 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 | February 1st, 2025 |
|-------------|--------------------|

Days on Market 41

Zoning Zone 30

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Listing information last updated on March 14th, 2025 at 5:17pm MDT