

## \$639,997 - 1607 27 Street, Edmonton

MLS® #E4412563

**\$639,997**

3 Bedroom, 2.50 Bathroom, 2,153 sqft

Single Family on 0.00 Acres

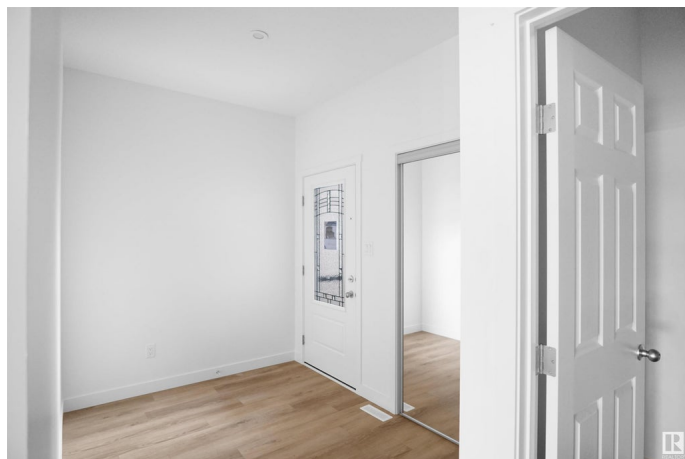
Laurel, Edmonton, AB

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. \*\*\* Home is under construction and almost complete the photos being used are from the exact home recently built colors may vary, To be complete by February 2025 \*\*\*

Built in 2024

### Essential Information

MLS® #	E4412563
Price	\$639,997
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 November 1st, 2024  
Days on Market 132  
Zoning Zone 30

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Listing information last updated on March 13th, 2025 at 5:17am MDT