

## \$849,900 - 1263 24 Street, Edmonton

MLS® #E4438923

**\$849,900**

6 Bedroom, 4.00 Bathroom, 2,455 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Stunning home in LAUREL on a pie-shaped lot with a LEGAL BASEMENT SUITE AND SEPARATE ENTRANCE! This fully upgraded property features a main kitchen with spice kitchen, maple cabinets, granite countertops, and glass backsplash. Enjoy a separate living and dining area, with the living room featuring a cozy electric fireplace. The main floor also offers a bedroom with ensuite bath, family room, and dining area—perfect for large or extended families. Upstairs includes 2 master bedrooms, a third bedroom, bonus room, laundry, and 2 full baths including a 5-piece ensuite. The basement offers 2 bedrooms and a full bathroom. Step outside to a huge backyard with deck, fully landscaped and ready to enjoy. Designed with huge windows for natural light, the home feels bright and spacious. Every corner is thoughtfully utilized. Located in the desirable Laurel community near schools, shopping, and transit!

Built in 2021

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4438923  |
| Price      | \$849,900 |
| Bedrooms   | 6         |
| Bathrooms  | 4.00      |
| Full Baths | 4         |



|                |                        |
|----------------|------------------------|
| Square Footage | 2,455                  |
| Acres          | 0.00                   |
| Year Built     | 2021                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1263 24 Street |
| Area        | Edmonton       |
| Subdivision | Laurel         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 2M7        |

### Amenities

|           |                                                      |
|-----------|------------------------------------------------------|
| Amenities | Ceiling 9 ft., Deck, No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached                               |

### Interior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                  |
| Appliances        | Hood Fan, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating           | Forced Air-1, Natural Gas                                                         |
| Fireplace         | Yes                                                                               |
| Fireplaces        | Glass Door                                                                        |
| Stories           | 3                                                                                 |
| Has Suite         | Yes                                                                               |
| Has Basement      | Yes                                                                               |
| Basement          | Full, Finished                                                                    |

### Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior          | Wood, Vinyl                                     |
| Exterior Features | Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                |
| Construction      | Wood, Vinyl                                     |
| Foundation        | Concrete Perimeter                              |

**School Information**

|            |                     |
|------------|---------------------|
| Elementary | Svend Hansen School |
| Middle     | T D Baker School    |
| High       | W P Wagner School   |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 28th, 2025 |
| Days on Market | 66             |
| Zoning         | Zone 30        |

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