

# \$415,000 - 1813 28 Street, Edmonton

MLS® #E4443337

## \$415,000

3 Bedroom, 2.50 Bathroom, 1,274 sqft  
Single Family on 0.00 Acres

Laurel, Edmonton, AB

Backing onto a scenic walking path that connects you to charming restaurants and beautiful community parks, this bright and inviting duplex is filled with natural sunlight. Meticulously maintained, it features a brand-new furnace (installed in 2024) to ensure efficient heating and airflow throughout the home. The spacious layout allows room for a growing family, with excellent schools, sports and recreation facilities nearby. Enjoy the finished deck overlooking a large backyard—perfect for kids and pets to run and play. Plus, you'll have easy access to grocery stores, shopping, and major roads for a quick commute around the city. Don't miss this incredible opportunity to own a home in a vibrant, family-friendly neighborhood!

Built in 2012

### Essential Information

MLS® #	E4443337
Price	\$415,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,274
Acres	0.00



Year Built	2012
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	1813 28 Street
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0S7

### **Amenities**

Amenities	Carbon Monoxide Detectors, Deck, Detectors Smoke, No Animal Home, No Smoking Home
Parking Spaces	2
Parking	Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, TV Wall Mount, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, No Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            June 19th, 2025

Days on Market        15

Zoning                  Zone 30

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