

## \$579,000 - 1207 24 Street, Edmonton

MLS® #E4455591

**\$579,000**

3 Bedroom, 2.50 Bathroom, 1,734 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Welcome to this beautiful 1,734 sq. ft. 2-storey home in the desirable community of Laurel! Built in 2020 on a spacious west-facing pie lot, this property offers style, function, and an unbeatable location—just steps from Svend Hansen School, close to Meadows Rec Centre, and quick access to the Anthony Henday. Step inside to a grand open-to-above entryway, soaring 9 ft ceilings on every floor, and large triple-pane windows that flood the home with natural light. The main floor features a cozy living room with wall-mounted fireplace, a stylish dining area, and a modern chef's kitchen with gas cooktop, and stainless steel built-in appliances. Upstairs you'll find 3 spacious bedrooms plus a bonus room, along with 2 full bathrooms, including a relaxing primary suite. Additional highlights include a separate side entrance to the basement for future potential, custom blinds, and a deck ready for entertaining. This move-in ready home blends modern design perfect for families and professionals alike!

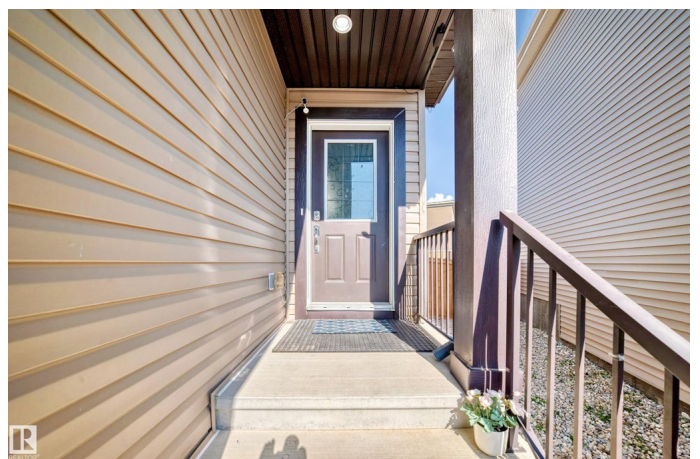
Built in 2020

### Essential Information

MLS® # E4455591

Price \$579,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,734
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1207 24 Street
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2M7

### Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Tankless, No Animal Home, No Smoking Home, Television Connection, Vacuum System-Roughed-In, Natural Gas BBQ Hookup, Natural Gas Stove Hookup
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher - Energy Star, Dryer, Garage Control, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	No Back Lane, Playground Nearby, Public Transportation, Schools,

	Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	September 2nd, 2025
Zoning	Zone 30

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Listing information last updated on September 2nd, 2025 at 9:17am MDT