

## \$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	67
Zoning	Zone 30

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