

# \$290,000 - 1712 27 Street, Edmonton

MLS® #E4448488

**\$290,000**

3 Bedroom, 2.50 Bathroom, 1,453 sqft  
Single Family on 0.00 Acres

Laurel, Edmonton, AB

Investor Special “ Fire-Damaged Property with Huge Potential! This property offers a unique opportunity for investors, builders, or ambitious renovators. The home has sustained fire damage and will require extensive repairs, making it ideal for those looking for a project with strong future resale value. Located in a desirable Laurel area with rising property values, this home sits on approximately 3000 SF lot and has 3 bedrooms and 2.5 bathrooms. Bring your vision and creativity to restore or rebuild this property to its full potential .Close to The Meadows Community Recreation Centre, Schools & Shopping Centres.Easy access to Anthony Hendy Drive.



Built in 2018

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4448488      |
| Price          | \$290,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,453         |
| Acres          | 0.00          |
| Year Built     | 2018          |
| Type           | Single Family |

|          |             |
|----------|-------------|
| Sub-Type | Half Duplex |
| Style    | 2 Storey    |
| Status   | Active      |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1712 27 Street |
| Area        | Edmonton       |
| Subdivision | Laurel         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 2G6        |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Single Garage Attached |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-2, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                        |
| Exterior Features | Fenced, Landscaped, No Backyard, Close to Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                   |
| Construction      | Wood, Vinyl                                                        |
| Foundation        | Concrete Perimeter                                                 |

### Additional Information

|                 |                 |
|-----------------|-----------------|
| Date Listed     | July 18th, 2025 |
| Days on Market  | 15              |
| Zoning          | Zone 30         |
| RE / Bank Owned | Yes             |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF



EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 2nd, 2025 at 11:17am MDT