

## \$409,900 - 1525 24 Street, Edmonton

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MLS® #E4447447

**\$409,900**

3 Bedroom, 2.50 Bathroom, 1,370 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

No condo fees! No Neighbours at Front! Beautiful Nature Views! \*Air Conditioner! This well-maintained Townhouse in Laurel Crossing offers amazingly beautiful lake views from both the living room and primary bedroom. Nestled in one of Edmonton's most desirable neighbourhoods, it features an open-concept layout, well-lit sun-filled rooms, and central air conditioning. Enjoy stunning sunsets over the lake with your family in the cozy family room. Located just a minute from Anthony Henday, and steps to Svend Hansen School, playgrounds, bus service, parks, and scenic trails. The Meadows Rec Centre, shopping, and other key amenities are all nearby. Complete with a double detached garage, this home blends comfort, convenience, and natural beauty.

Built in 2016

### Essential Information

MLS® #	E4447447
Price	\$409,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,370
Acres	0.00



Year Built	2016
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### Community Information

Address	1525 24 Street
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2B9

### Amenities

Amenities	On Street Parking, Air Conditioner, Deck, Detectors Smoke, HRV System, Natural Gas BBQ Hookup
Parking Spaces	2
Parking	Double Garage Detached
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Landscaped, Low Maintenance Landscape, Park/Reserve, Paved Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Recreation Use, Schools, Shopping Nearby, Stream/Pond, Vegetable Garden, View Lake
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation Concrete Perimeter

### School Information

Elementary SVEND HANSEN SCHOOI  
Middle SVEND HANSEN SCHOOI  
High ELDER DR. FRANCIS WHIS

### Additional Information

Date Listed July 12th, 2025  
Days on Market 1  
Zoning Zone 30



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