

## \$559,000 - 1207 24 Street, Edmonton

MLS® #E4455591

**\$559,000**

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!

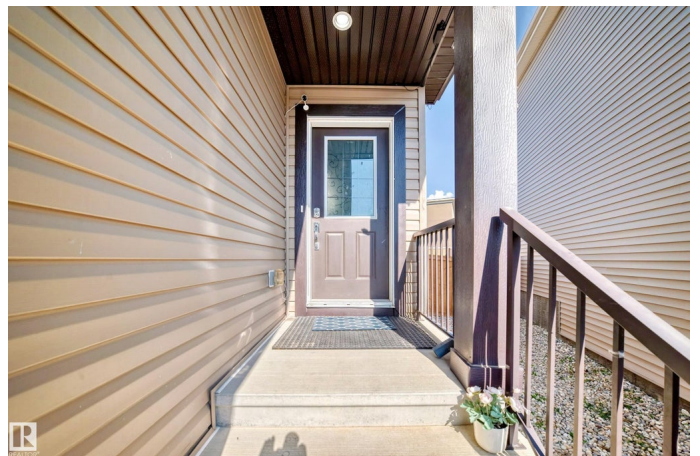
Built in 2020

### Essential Information

MLS® # E4455591

Price \$559,000

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 |
| Days on Market | 63                  |
| Zoning         | Zone 30             |

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 November 4th, 2025 at 6:02am MST