

## \$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 â€“ 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, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 18th, 2025
Days on Market	8
Zoning	Zone 30
RE / Bank Owned	Yes

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