

# \$433,500 - 1813 28 Street, Edmonton

MLS® #E4428892

## \$433,500

3 Bedroom, 2.50 Bathroom, 1,274 sqft  
Single Family on 0.00 Acres

Laurel, Edmonton, AB

Backing onto a scenic walking path that connects you to charming restaurants and beautiful community parks, this bright and inviting duplex is filled with natural sunlight. Meticulously maintained, it features a brand-new furnace (installed in 2024) to ensure efficient heating and airflow throughout the home. The spacious layout allows room for a growing family, with excellent schools, sports and recreation facilities nearby. Enjoy the finished deck overlooking a large backyard—perfect for kids and pets to run and play. Plus, you'll have easy access to grocery stores, shopping, and major roads for a quick commute around the city. Don't miss this incredible opportunity to own a home in a vibrant, family-friendly neighborhood!

Built in 2012

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4428892  |
| Price          | \$433,500 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,274     |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 2012          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 1813 28 Street |
| Area        | Edmonton       |
| Subdivision | Laurel         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 0S7        |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Deck, No Animal Home, No Smoking Home, Natural Gas BBQ Hookup |
| Parking Spaces | 2   |
| Parking        | Single Garage Attached  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, TV Wall Mount, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplaces        | Mantel  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Partially Finished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Fenced, Landscaped, No Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

Date Listed April 3rd, 2025

Days on Market 2

Zoning Zone 30

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Listing information last updated on April 5th, 2025 at 6:32am MDT