

## \$444,900 - 1307 29 Street, Edmonton

MLS® #E4443861

**\$444,900**

3 Bedroom, 2.50 Bathroom, 1,375 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Welcome to this beautifully kept modern half-duplex located in the desirable community of LAUREL! Offering over 1,350 sq. ft. of living space, this two-story home features 3 bedrooms, 2.1 bathrooms, a spacious fenced backyard with a deck, and a single attached garage with driveway parking. The open-concept main floor is filled with natural light from the large windows, complementing the sleek stainless-steel appliances in the kitchen. From the moment you enter, the well-designed layout and thoughtful details will leave a lasting impression. This smoke-free, pet-free home has been meticulously maintained, showcasing durable hardwood flooring throughout the main level. The unfinished basement provides a blank canvas for your personal touch. Perfectly situated within walking distance to schools, parks, trails, The Meadows Rec Centre, grocery stores, and gas stations, with easy access to Anthony Henday and Whitemud Drive, this home offers both comfort and convenience.

Built in 2016

### Essential Information

MLS® # E4443861

Price \$444,900

Bedrooms 3



|                |               |
|----------------|---------------|
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,375         |
| Acres          | 0.00          |
| Year Built     | 2016          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1307 29 Street |
| Area        | Edmonton       |
| Subdivision | Laurel         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 0G7        |

### Amenities

|           |                                   |
|-----------|-----------------------------------|
| Amenities | Off Street Parking, Ceiling 9 ft. |
| Parking   | Single Garage Attached            |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | See Remarks   |
| Construction      | Wood, Stone, Vinyl  |

Foundation                      See Remarks

**School Information**

Elementary                      Svend Hansen School  
Middle                              Svend Hansen School  
High                                 Dr. Francis Whiskeyjack

**Additional Information**

Date Listed                      June 23rd, 2025  
Days on Market                6  
Zoning                              Zone 30

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