

## \$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        25  
Zoning                      Zone 30

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