

## \$409,900 - 1525 24 Street, Edmonton

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MLS® #E4447447

**\$409,900**

3 Bedroom, 2.50 Bathroom, 1,370 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

No condo fees! No Neighbours at Front!  
Beautiful Nature Views! \*Air Conditioner! This well-maintained Townhouse in Laurel Crossing offers amazingly beautiful lake views from both the living room and primary bedroom. Nestled in one of Edmonton's most desirable neighbourhoods, it features an open-concept layout, well-lit sun-filled rooms, and central air conditioning. Enjoy stunning sunsets over the lake with your family in the cozy family room. Located just a minute from Anthony Henday, and steps to Svend Hansen School, playgrounds, bus service, parks, and scenic trails. The Meadows Rec Centre, shopping, and other key amenities are all nearby. Complete with a double detached garage, this home blends comfort, convenience, and natural beauty.

Built in 2016

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4447447  |
| Price          | \$409,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,370     |
| Acres          | 0.00      |



|            |                      |
|------------|----------------------|
| Year Built | 2016                 |
| Type       | Single Family        |
| Sub-Type   | Residential Attached |
| Style      | 2 Storey             |
| Status     | Active               |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1525 24 Street |
| Area        | Edmonton       |
| Subdivision | Laurel         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 2B9        |

### Amenities

|                |   |
|----------------|---|
| Amenities      | On Street Parking, Air Conditioner, Deck, Detectors Smoke, HRV System, Natural Gas BBQ Hookup |
| Parking Spaces | 2   |
| Parking        | Double Garage Detached  |
| Is Waterfront  | Yes   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Fenced, Landscaped, Low Maintenance Landscape, Park/Reserve, Paved Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Recreation Use, Schools, Shopping Nearby, Stream/Pond, Vegetable Garden, View Lake |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |

Foundation Concrete Perimeter

### School Information

Elementary SVEND HANSEN SCHOOI  
Middle SVEND HANSEN SCHOOI  
High ELDER DR. FRANCIS WHIS

### Additional Information

Date Listed July 12th, 2025  
Days on Market 10  
Zoning Zone 30



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Listing information last updated on July 22nd, 2025 at 2:47pm MDT