

# \$399,900 - 1813 28 Street, Edmonton

MLS® #E4457293

**\$399,900**

3 Bedroom, 2.50 Bathroom, 1,333 sqft  
Single Family on 0.00 Acres

Laurel, Edmonton, AB

BRIGHT AND INVITING DUPLEX BACKING ONTO A SCENIC WALKING PATH that connects you to RESTAURANTS and BEAUTIFUL COMMUNITY PARKS. This home is METICULOUSLY MAINTAINED and features a BRAND-NEW FURNACE (2024) for efficient heating and airflow. SPACIOUS LAYOUT with plenty of room for a GROWING FAMILY. Excellent SCHOOLS, SPORTS and RECREATION FACILITIES nearby. FINISHED DECK overlooking a LARGE BACKYARD – perfect for KIDS and PETS to run and play. CONVENIENT LOCATION with easy access to GROCERY STORES, SHOPPING, and MAJOR ROADWAYS for a quick commute anywhere in the city. A FANTASTIC OPPORTUNITY to own in a VIBRANT, FAMILY-FRIENDLY COMMUNITY!

Built in 2012

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4457293  |
| Price          | \$399,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,333     |
| 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      | Carbon Monoxide Detectors, Deck, Detectors Smoke, No Animal Home, No Smoking Home |
| Parking Spaces | 2                                                                                 |
| Parking        | Single Garage Attached                                                            |

### Interior

|                   |                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                              |
| Appliances        | Appliances Negotiable, Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                     |
| Stories           | 2                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                           |
| Basement          | Full, Partially Finished                                                                                                                      |

### Exterior

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

### Additional Information

Date Listed September 11th, 2025

Days on Market 8

Zoning Zone 30

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Listing information last updated on September 19th, 2025 at 2:02am MDT