

## \$545,000 - 2004 24 Street, Edmonton

MLS® #E4439878

**\$545,000**

5 Bedroom, 3.50 Bathroom, 1,611 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Situated on a coveted corner lot directly fronting a tranquil park, this exceptional 5-bedroom, 3.5-bath home in the thriving community of Laurel offers both functionality and charm. A bright and versatile family room welcomes you at the entrance—ideal as a home office or flex space. The main level boasts an open-concept layout filled with natural light, large windows, and a convenient 2-piece bath. Upstairs features three spacious bedrooms, including a primary suite with ensuite, and a second full bathroom. The partially-finished basement adds over 700 sqft of living space with two additional bedrooms, a full bathroom, and quality finishes throughout. Outdoors, enjoy summer days on the large rear deck with direct access to the insulated double car garage. Located near top-rated schools, public transportation, and shopping amenities—this is a remarkable opportunity in one of Edmonton's most vibrant neighbourhoods.

Built in 2015

### Essential Information

MLS® #	E4439878
Price	\$545,000
Bedrooms	5
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	1,611
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	2004 24 Street
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0Y8

### **Amenities**

Amenities	Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Natural Gas, See Remarks
Parking	Double Garage Detached, Insulated

### **Interior**

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

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Corner Lot, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                Concrete Perimeter

**School Information**

Elementary                Svend Hansen School  
Middle                      A.Blair McPherson School  
High                        Dr. Francis Whiskeyjack

**Additional Information**

Date Listed                June 2nd, 2025  
Days on Market        14  
Zoning                      Zone 30

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