

## \$369,800 - 13835 27 Street, Edmonton

MLS® #E4451495

**\$369,800**

4 Bedroom, 1.50 Bathroom, 1,057 sqft

Single Family on 0.00 Acres

Bannerman, Edmonton, AB

Lovingly maintained by its original owners, this fully finished 1,057 sqft bungalow is the perfect place to call home. Step into a bright living room with large south and west facing windows, flowing seamlessly into the formal dining area—ideal for hosting gatherings. The kitchen features upgraded cabinetry, modern countertops, durable vinyl plank flooring, and a dinette area. Down the hall, you'll find a 4pc main bath, three bedrooms, including a spacious primary suite with 2pc ensuite. The fully developed lower level offers a SEPARATE ENTRANCE, a fourth bedroom, den, generous family/rec room, laundry, and ample storage. Enjoy the beautifully landscaped backyard oasis, complete with a charming stone patio, 2 water features, perennial gardens, and a handy storage shed. Key improvements include new window panes, roof & hot water tank (2013), and furnace (2007). Ideally located near schools, shopping, and scenic River Valley trails—this home offers both comfort and convenience.

Built in 1978

### Essential Information

MLS® # E4451495

Price \$369,800

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,057                  |
| Acres          | 0.00                   |
| Year Built     | 1978                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 13835 27 Street |
| Area        | Edmonton        |
| Subdivision | Bannerman       |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 1A2         |

### Amenities

|                |                                                               |
|----------------|---------------------------------------------------------------|
| Amenities      | Off Street Parking, On Street Parking, Detectors Smoke, Patio |
| Parking Spaces | 4                                                             |
| Parking        | Front Drive Access                                            |

### Interior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                            |
| Appliances        | Dryer, Freezer, Microwave Hood Fan, Storage Shed, Stove-Electric, Washer, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas                                                                   |
| Stories           | 2                                                                                           |
| Has Basement      | Yes                                                                                         |
| Basement          | Full, Finished                                                                              |

### Exterior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                  |
| Exterior Features | Fenced, Flat Site, Landscaped, No Back Lane, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                             |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 17               |
| Zoning         | Zone 35          |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 22nd, 2025 at 10:02pm MDT