

## \$575,000 - 731 Lauber Crescent, Edmonton

MLS® #E4436601

**\$575,000**

4 Bedroom, 3.50 Bathroom, 1,912 sqft

Single Family on 0.00 Acres

Leger, Edmonton, AB

Looking for a move in ready family-focused home backing onto green space? This versatile 2-storey home with double attached garage is the home for you. On the main floor, you'll find a bright open-concept layout with a updated kitchen featuring quartz countertops with a seamless flow into the living and dining areas—ideal for everyday living and entertaining. Upstairs there are three bedrooms, including a spacious primary with an ensuite, plus a bonus room that makes a great play area or cozy family hangout. The finished basement includes rec space, a fourth bedroom and renovated full bathroom. Updates include shingles (2017), HWT (2020), washer/dryer (2024), and new furnace board and blower (2025). The landscaped backyard is ready for you to create your dream outdoor space. Minutes from Terwillegar rec center and all amenities and schools, this location is perfection. An added bonus -there is a paint credit offered, and the house/carpets will be professionally cleaned before possession.

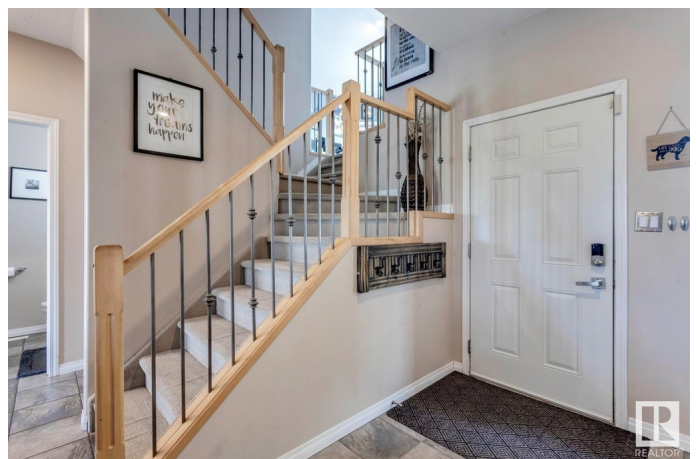
Built in 2003

### Essential Information

MLS® # E4436601

Price \$575,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,912                  |
| Acres          | 0.00                   |
| Year Built     | 2003                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 731 Lauber Crescent |
| Area        | Edmonton            |
| Subdivision | Leger               |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6R 3J8             |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Deck                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | See Remarks   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Backs Onto Park/Trees, Fenced, Landscaped, No Back Lane, Schools, |

|              |                    |
|--------------|--------------------|
|              | See Remarks        |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2025 |
| Days on Market | 7              |
| Zoning         | Zone 14        |

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 May 22nd, 2025 at 1:17am MDT