

# \$432,500 - 13527 27 Street, Edmonton

MLS® #E4442749

## \$432,500

4 Bedroom, 2.50 Bathroom, 1,193 sqft  
Single Family on 0.00 Acres

Kernohan, Edmonton, AB

Fantastic 3+1 bedroom bi-level that has central air-conditioning, 2 gas fireplaces and also an oversized (26' x 24'), heated and insulated garage. This fantastic home also has 2.5 bathrooms, that includes a 2-pce ensuite off the Primary bedroom, and has had many major upgrades over the years: hot water tank ('23), exterior doors including garage doors ('22), main floor flooring ('18), shingles ('16) and windows ('09 & '11). The bright basement is developed with a large family room, a bedroom, a den, a 3-pce bathroom and a fair-sized laundry/utility room. The yard overlooks the aforementioned garage and has a 2-tiered deck. This home is also located not far from the River Valley, and near to all amenities that include schools, shops, restaurants and a short drive to the LRT.

Built in 1977

### Essential Information

MLS® #	E4442749
Price	\$432,500
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,193



Acres	0.00
Year Built	1977
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	13527 27 Street
Area	Edmonton
Subdivision	Kernohan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 3W7

### **Amenities**

Amenities	Air Conditioner, Closet Organizers, Deck, Vinyl Windows
Parking Spaces	6
Parking	Double Garage Detached, Heated, Insulated, Over Sized

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Garburator, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Glass Door, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Stucco, Vinyl
Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Anne Fitzgerald  
Middle                              St. Elizabeth Seton  
High                                Archbishop O'Leary

**Additional Information**

Date Listed                      June 17th, 2025  
Days on Market                10  
Zoning                              Zone 35

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