

## \$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.

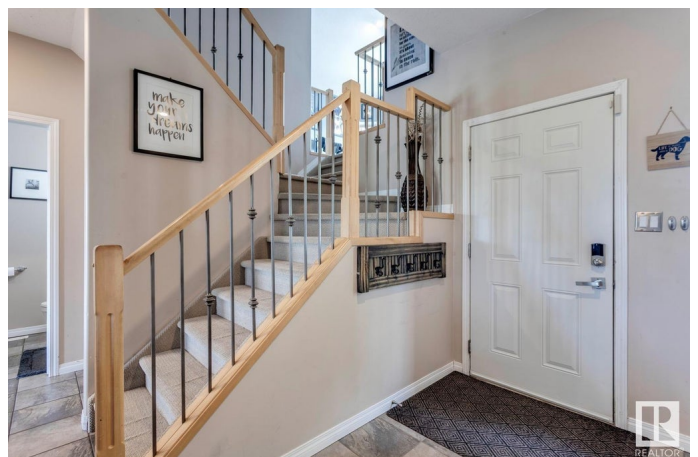
Built in 2003

### 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	13
Zoning	Zone 14

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Listing information last updated on May 28th, 2025 at 6:02pm MDT