

## **\$539,900 - 749 Lauber Crescent, Edmonton**

---

MLS® #E4429678

**\$539,900**

5 Bedroom, 3.00 Bathroom, 1,602 sqft

Single Family on 0.00 Acres

Leger, Edmonton, AB

Welcome to the perfect family home—ideally located within walking distance to schools, parks, and shopping! This beautifully maintained home features Lincolnberg's award-winning floor plan with a spacious foyer leading to a bright main level. Freshly painted (2025) with new carpet in the primary bedroom. The primary suite is privately situated over the garage and offers a generous walk-in closet and a beautiful ensuite. A front flex/dining room flows into the vaulted great room, where warm oak cabinets and stainless steel appliances complement the corner kitchen. The living room, with large windows, overlooks the sun-filled west-facing backyard. Enjoy the cozy gas fireplace and custom built-ins. Two additional bedrooms and a 4-piece bath complete the main floor. The finished basement includes a family room, 3 pc bath, three versatile dens/storage rooms, and the comfort of in-floor heating. Updates: shingles (2022), some windows (2024), two HWTs (2022), and new siding. Act quickly as this home won't last!



Built in 2004

### **Essential Information**

MLS® #                      E4429678

Price                         \$539,900

Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,602
Acres	0.00
Year Built	2004
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	749 Lauber Crescent
Area	Edmonton
Subdivision	Leger
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 3J9

### **Amenities**

Amenities	Off Street Parking, On Street Parking, No Animal Home, No Smoking Home, Vaulted Ceiling
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Archbishop Joseph MacNeil
High	Mother Margaret Mary

**Additional Information**

Date Listed	April 8th, 2025
Days on Market	13
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 April 21st, 2025 at 1:47pm MDT