

## \$529,990 - 1770 25a Street, Edmonton

MLS® #E4444481

**\$529,990**

3 Bedroom, 2.50 Bathroom, 1,670 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Welcome to this lovely home in the heart of Laurel—perfect for first-time home buyers, young couples, or savvy investors. The main floor features an open-concept layout with upgraded luxury vinyl plank flooring, a bright living room, a den/office, and a modern kitchen equipped with stainless steel appliances, quartz countertops, ample cabinetry, a pantry, and an eating bar. Upstairs offers a spacious bonus room, 3 bedrooms including the primary suite with a walk-in closet and ensuite with a relaxing jet tub, plus another full bath for added convenience. The unfinished basement offers potential for a legal suite or extra living space. Enjoy the generous backyard—ideal for family fun or future landscaping plans. Located in a family-friendly neighborhood with walking trails, scenic ponds, schools, Meadows Recreation Centre, Superstore, GoodLife Fitness, Grey Nuns Hospital, and more nearby. A fantastic opportunity you don't want to miss!

Built in 2019

### Essential Information

MLS® #	E4444481
Price	\$529,990
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,670
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	1770 25a Street
Area	Edmonton
Subdivision	Laurel
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2H8

### **Amenities**

Amenities	Carbon Monoxide Detectors, Detectors Smoke, No Animal Home, No Smoking Home, Smart/Program. Thermostat, See Remarks
Parking Spaces	4
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Low Maintenance Landscape, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 26th, 2025
Days on Market	8
Zoning	Zone 30
HOA Fees	330.61
HOA Fees Freq.	Annually

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