

## \$790,000 - 20309 25a Avenue, Edmonton

MLS® #E4462602

**\$790,000**

7 Bedroom, 3.50 Bathroom, 2,698 sqft

Single Family on 0.00 Acres

The Uplands, Edmonton, AB

This stunning 1 year old custom home is big and beautiful! 2700 sq feet 5 bedroom home plus a LEGAL 840 sq ft additional 2 bedroom full suite with kitchen ideal for extended family or great rental income! This 2 unit home was built with sustainability in mind, certified as a BUILT GREEN HOME it includes a heat pump, A/C, 14 solar panels, triple-pane windows PLUS smart technology from lights to thermostats and locks. The main unit has a convenient upper laundry(full laundry in basement suite too!) including a SOUNDPROOF office and a luxurious primary suite with POND VIEWS, dual vanities, and his-and-her closets. A double-sink bathroom serves the kids, while the main floor includes a dedicated office with a big front entry and walk-in closet, office plus a well-designed back entry with coffee bar. The chefs kitchen is a treat, with touchless taps, gas stove, designer hood fan & upgraded cabinetry. Modern, efficient, and beautifully located – this home has it all and shows 10/10!

Built in 2023

### Essential Information

MLS® # E4462602

Price \$790,000

Bedrooms 7



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,698                  |
| Acres          | 0.00                   |
| Year Built     | 2023                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 20309 25a Avenue |
| Area        | Edmonton         |
| Subdivision | The Uplands      |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6M 1N8          |

### Amenities

|                |                                                                                                                                                                                                                                                     |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Hot Water Tankless, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows, Walkout Basement, See Remarks, Green Building, HRV System, Solar Equipment |
| Parking Spaces | 4                                                                                                                                                                                                                                                   |
| Parking        | Double Garage Attached                                                                                                                                                                                                                              |
| Is Waterfront  | Yes                                                                                                                                                                                                                                                 |

### Interior

|                   |                                                                                                                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                    |
| Appliances        | Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Oven-Built-In, Oven-Microwave, Stacked Washer/Dryer, Stove-Countertop Gas, Stove-Electric, Window Coverings, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two |
| Heating           | Forced Air-2, Heat Pump, Natural Gas                                                                                                                                                                                                |
| Stories           | 3                                                                                                                                                                                                                                   |
| Has Suite         | Yes                                                                                                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                                                                                                 |

Basement                      Full, Finished

**Exterior**

Exterior                      Wood, Stone, Vinyl  
Exterior Features        Backs Onto Lake, Cul-De-Sac  
Roof                            Asphalt Shingles  
Construction            Wood, Stone, Vinyl  
Foundation                Concrete Perimeter

**Additional Information**

Date Listed                October 17th, 2025  
Days on Market        1  
Zoning                        Zone 57

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