

## **\$524,000 - 1770 25a Street, Edmonton**

MLS® #E4434595

**\$524,000**

3 Bedroom, 2.50 Bathroom, 1,665 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Lovely home perfect for First time home buyers, young couple or those looking for good investment. Stunning home in the heart of Laurel â€” a vibrant family-friendly neighbourhood. The open concept on the main floor is complete with upgraded luxury Vinyl Plank flooring throughout the bright and spacious living room, den/office and the chefâ€™s kitchen having upgraded stainless appliances, lots of cabinetry, quartz countertops with an eating bar and a good size pantry. Upstairs, youâ€™ll find the bonus room, 3 spacious bedrooms, including a primary suite with a walk-in closet and ensuite bathroom with cozy jet tub. An additional full bathroom serves the other two rooms. The unfinished basement is there for your desired option either a legal suite for additional income or extra living space for entertainment. Spacious backyard for fun-time. Make this your home and enjoy your community with walking trails, ponds, schools, Meadows Recreation Center, SuperStore, GoodLife Fitness center, GreyNuns Hospital, and so much more

Built in 2019

### **Essential Information**

MLS® # E4434595

Price \$524,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,665
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	Airport Nearby, Back Lane, Fenced, Golf Nearby, 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	May 5th, 2025
Days on Market	42
Zoning	Zone 30

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