

## \$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	11
Zoning	Zone 30
HOA Fees	330.61
HOA Fees Freq.	Annually

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