

## \$539,000 - 1770 25 A Street, Edmonton

MLS® #E4434595

**\$539,000**

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. The backyard has enough space to enjoy with family and friends year round. Make this your home and enjoy your community with walking trails, ponds, schools, parks, and amenities mere minutes away on foot.

Built in 2019

### Essential Information

MLS® # E4434595

Price \$539,000



|                |                        |
|----------------|------------------------|
| 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 25 A 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 | 29            |
| Zoning         | Zone 30       |

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Listing information last updated on June 2nd, 2025 at 11:47pm MDT