

## \$725,000 - 20345 25a Avenue, Edmonton

MLS® #E4444774

**\$725,000**

4 Bedroom, 3.00 Bathroom, 2,552 sqft

Single Family on 0.00 Acres

The Uplands, Edmonton, AB

Charm meets convenience in this delightful single-family abode! This elegant 4 bed 3 bath, 2552 sq ft home located in the quiet neighborhood of uplands has an open concept main floor with 9-ft ceiling, luxury vinyl plank flooring, upgraded light fixtures and quartz countertops throughout. Along with spacious living room, dining area, and impressive kitchen with upgraded appliances & big pantry, it also offers a full bedroom and full bath on the main floor. As you go up to the upper floor, there are 3 more spacious bedrooms, 2 washrooms and a huge bonus room. The primary bedroom with an incredible spa like Ensuite and huge walk-in closet is like a dream come true. Upper floor laundry with extra storage adds a huge convenience to this home. Completing the home is your private fully landscaped backyard with a brand new deck to enjoy your summer days. Unfinished basement comes with a side entrance, perfect for a future legal basement suite. Seize the opportunity to own this exquisite property!

Built in 2022

### Essential Information

MLS® # E4444774

Price \$725,000

Bedrooms 4



Bathrooms	3.00
Full Baths	3
Square Footage	2,552
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	20345 25a Avenue
Area	Edmonton
Subdivision	The Uplands
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 1N8

### Amenities

Amenities	Ceiling 9 ft., Deck, Detectors Smoke
Parking	Double Garage Attached
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	None
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Landscaped, Playground Nearby, Shopping Nearby, Stream/Pond

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 27th, 2025
Days on Market	15
Zoning	Zone 57

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Listing information last updated on July 12th, 2025 at 11:17am MDT