

## \$738,500 - 1492 25 Street, Edmonton

MLS® #E4446026

**\$738,500**

6 Bedroom, 4.00 Bathroom, 2,210 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Welcome to this vibrant and beautifully upgraded two-storey home in the community of Laurel, featuring a striking double-door entrance and an impressive layout perfect for growing families or investment opportunities. This house sits on huge pie lot facing east direction which leads to a lot of sunlight in the house throughout the day. Boasting 6 spacious bedrooms and 4 full bathrooms, this home offers exceptional comfort and functionality. Enjoy the luxury of a vaulted ceiling, elegant granite countertops, and a fully equipped spice kitchen—ideal for those who love to cook. The main floor features open to above, spice kitchen, full and full bath. The fully developed basement includes 2 bedrooms with a separate entrance, providing excellent potential for rental income or multi-generational living. Conveniently located just steps from the bus stop, schools, and all essential amenities, this home offers both style and practicality in a highly sought-after neighborhood.

Built in 2020

### Essential Information

MLS® # E4446026

Price \$738,500

Bedrooms 6



|                |                        |
|----------------|------------------------|
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,210                  |
| Acres          | 0.00                   |
| Year Built     | 2020                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1492 25 Street |
| Area        | Edmonton       |
| Subdivision | Laurel         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 2L3        |

### Amenities

|           |                                                                                                                       |
|-----------|-----------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Carbon Monoxide Detectors, Ceiling 10 ft., Deck, Hot Water Electric, No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached                                                                                                |

### Interior

|                   |                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                              |
| Appliances        | Air Conditioning-Central, Hood Fan, Microwave Hood Fan, Stove-Gas, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                                                     |
| Stories           | 3                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                           |
| Basement          | Full, Finished                                                                                                                                |

### Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior          | Wood, Vinyl          |
| Exterior Features | Golf Nearby, Schools |
| Roof              | Asphalt Shingles     |
| Construction      | Wood, Vinyl          |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 4th, 2025

Days on Market                28

Zoning                            Zone 30

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