

## \$559,900 - 1780 25 Street, Edmonton

MLS® #E4449803

**\$559,900**

6 Bedroom, 4.00 Bathroom, 1,787 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Welcome to this beautiful home in the sought-after community of Laurel! This home is thoughtfully designed for modern family living. The main floor is bright and inviting, featuring 9-ft ceilings, large windows for natural light, a modern kitchen and a generous island. You'll also find a bedroom and a full bathroom on the main level – perfect for elderly family members or guests. This also includes separate living and dining areas, a functional mudroom. Three spacious bedrooms upstairs and two full bathrooms, including a primary suite with a luxurious 4-piece ensuite and walk-in closet. A separate laundry area on the upper floor adds convenience. The FULLY FINISHED BASEMENT offers incredible flexibility with a SEPARATE ENTRANCE, two bedrooms, a full bathroom, a full kitchen, living area, and separate laundry. The home features a double detached garage. Located in the heart of Laurel – a family-friendly community with parks, schools, shopping, and the nearby Recreation Center.

Built in 2019

### Essential Information

MLS® # E4449803

Price \$559,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 1,787                  |
| Acres          | 0.00                   |
| Year Built     | 2019                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1780 25 Street |
| Area        | Edmonton       |
| Subdivision | Laurel         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 2H7        |

### Amenities

|           |                                                                                       |
|-----------|---------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Front Porch, Vinyl Windows |
| Parking   | Double Garage Detached                                                                |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                       |
| Appliances        | Dishwasher-Built-In, Garage Opener, Refrigerator, Window Coverings, Dryer-Two, Stoves-Two, Washers-Two |
| Heating           | Forced Air-1, Natural Gas                                                                              |
| Stories           | 3                                                                                                      |
| Has Basement      | Yes                                                                                                    |
| Basement          | Full, Finished                                                                                         |

### Exterior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                        |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                   |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 23rd, 2025 |
| Days on Market | 10              |
| Zoning         | Zone 30         |
| HOA Fees       | 180             |
| HOA Fees Freq. | Annually        |

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Listing information last updated on August 2nd, 2025 at 7:47am MDT