

\$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 | 16 |
| Zoning | Zone 30 |
| HOA Fees | 330.61 |
| HOA Fees Freq. | Annually |

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Listing information last updated on July 12th, 2025 at 3:17am MDT