

## \$879,900 - 1412 25 Street, Edmonton

MLS® #E4444791

**\$879,900**

6 Bedroom, 4.00 Bathroom, 2,299 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Northeast-facing 2300 SqFt home on a 38' pocket lot backing onto a park in Laurel! Features a 4-car heated tandem garage, solar panels, central A/C, water purifier & softener, plus a 2-bedroom legal basement suite with separate entrance. Main floor includes a bedroom with full ensuite (seat shower). Upgraded throughout with 19' open-to-above living room, spice kitchen with gas stove & built-ins, extended kitchen with all-fridge/all-freezer, quartz counters, soft-close cabinets to ceiling, and under-cabinet lighting. Enjoy 9' ceilings on all levels, 10' in primary BR, ceramic tile on main, luxury laminate upstairs, crystal LED lights, ceiling fans in all rooms, zebra blinds, illuminated stairs, and tile fireplace. Exterior offers 16x12 concrete patio, sidewalk, landscaping, privacy fence, and premium siding. Walking distance to Svend Hansen School. Flexible possession available!

Built in 2019

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4444791  |
| Price      | \$879,900 |
| Bedrooms   | 6         |
| Bathrooms  | 4.00      |
| Full Baths | 4         |



|                |                        |
|----------------|------------------------|
| Square Footage | 2,299                  |
| Acres          | 0.00                   |
| Year Built     | 2019                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1412 25 Street |
| Area        | Edmonton       |
| Subdivision | Laurel         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 2K7        |

### Amenities

|           |                                                                                         |
|-----------|-----------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Carbon Monoxide Detectors, Ceiling 10 ft., Ceiling 9 ft., R.V. Storage |
| Parking   | Heated, RV Parking, Tandem, Triple Garage Attached                                      |

### Interior

|                   |                                                                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                             |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Water Softener, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                    |
| Stories           | 3                                                                                                                                                                            |
| Has Suite         | Yes                                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                          |
| Basement          | Full, Finished                                                                                                                                                               |

### Exterior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                |
| Exterior Features | Backs Onto Park/Trees, Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                           |
| Construction      | Wood, Vinyl                                                                                |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 27th, 2025  
Days on Market                53  
Zoning                              Zone 30

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