

# \$2,300,000 - 18403 25 Street, Edmonton

MLS® #E4443902

**\$2,300,000**

2 Bedroom, 2.00 Bathroom, 1,850 sqft  
Single Family on 0.00 Acres

Rural North East South Sturgeon, Edmonton,  
AB

22.76 prime acres of developable land with ASP. The property includes River Vally location and ravine overlooking a beautiful valley. !800 square foot renovated bungalow with TRIPLE attached garage and finished basement. 2 shops. 18 x 34 with furnace and 220 and 42 feet x 150 feet with gas to building. This investment will only go up in value since new housing is only a near distance to MARQUIS subdivision.

Built in 1963

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4443902               |
| Price          | \$2,300,000            |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,850                  |
| Acres          | 0.00                   |
| Year Built     | 1963                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

## Community Information



|             |                                 |
|-------------|---------------------------------|
| Address     | 18403 25 Street                 |
| Area        | Edmonton                        |
| Subdivision | Rural North East South Sturgeon |
| City        | Edmonton                        |
| County      | ALBERTA                         |
| Province    | AB                              |
| Postal Code | T5Y 6K2                         |

### **Amenities**

|           |                                                                          |
|-----------|--------------------------------------------------------------------------|
| Amenities | Deck, Exterior Walls- 2"x6", Insulation-Upgraded, R.V. Storage, Workshop |
| Parking   | Triple Garage Attached                                                   |

### **Interior**

|              |                                                                                                                                                              |
|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Garage Control, Garage Opener, Oven-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Countertop Gas, Window Coverings, Garage Heater |
| Heating      | Forced Air-1, Wood Stove, Natural Gas                                                                                                                        |
| Stories      | 2                                                                                                                                                            |
| Has Basement | Yes                                                                                                                                                          |
| Basement     | Full, Finished                                                                                                                                               |

### **Exterior**

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                             |
| Exterior Features | Fruit Trees/Shrubs, Landscaped, No Through Road, Park/Reserve, Private Setting, Ravine View, River Valley View |
| Roof              | Asphalt Shingles                                                                                               |
| Construction      | Wood, Stone, Vinyl                                                                                             |
| Foundation        | Concrete Perimeter                                                                                             |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 23rd, 2025 |
| Days on Market | 48              |
| Zoning         | Zone 51         |

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Listing information last updated on August 10th, 2025 at 8:03pm MDT