

## \$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                6

Zoning                            Zone 30

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 3rd, 2025 at 9:03am MDT