

## \$949,000 - 1403 25 Street, Edmonton

MLS® #E4433911

**\$949,000**

7 Bedroom, 5.00 Bathroom, 2,772 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

EXCEPTIONAL PROPERTY featuring approximately 3,800 SQFT of luxurious living space, including a LEGAL 2-BEDROOM SUITE, perfectly blending modern elegance with affordability. This beautifully upgraded home boasts 7 BEDROOMS AND 5 FULL BATHROOMS, with the master suite conveniently located on the main floor. Second living area features an impressive OPEN-TO-ABOVE CONCEPT, surrounded by abundant natural light from LARGE WINDOWS. EXTENDED MAIN KITCHEN is spacious and enhanced by a MASSIVE SPICE KITCHEN, ideal for culinary enthusiasts. The second floor is entirely CARPET-FREE and includes 2 ADDITIONAL MASTER BEDROOMS, each with their own en-suite bathrooms, along with a SPACIOUS LAUNDRY room equipped with a SINK. Additionally, youâ€™™ find 2 WELL-SIZED BEDROOMS SHARING a JACK-AND-JILL BATHROOM. This remarkable home also offers a TRIPLE-CAR GARAGE and is situated on a desirable CORNER LOT. Welcome to your dream home!



Built in 2022

### Essential Information

MLS® # E4433911

Price \$949,000

|                |                        |
|----------------|------------------------|
| Bedrooms       | 7                      |
| Bathrooms      | 5.00                   |
| Full Baths     | 5                      |
| Square Footage | 2,772                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1403 25 Street |
| Area        | Edmonton       |
| Subdivision | Laurel         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 2K7        |

### Amenities

|           |                                                                                                                               |
|-----------|-------------------------------------------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Tankless, Natural Gas Stove Hookup, 9 ft. Basement Ceiling |
| Parking   | Triple Garage Attached                                                                                                        |

### Interior

|                   |                                                                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                         |
| Appliances        | Dishwasher-Built-In, Hood Fan, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Stove-Countertop Gas, Stove-Electric, Window Coverings, Dryer-Two, Refrigerators-Two, Washers-Two |
| Heating           | Forced Air-1, Forced Air-2, Natural Gas                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                                                      |
| Fireplaces        | Insert                                                                                                                                                                                   |
| Stories           | 3                                                                                                                                                                                        |
| Has Suite         | Yes                                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                                      |
| Basement          | Full, Finished                                                                                                                                                                           |

### Exterior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                             |
| Exterior Features | Corner Lot, Flat Site, No Back Lane, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                               |
| Construction      | Wood, Stone, Vinyl                                                                             |
| Foundation        | Concrete Perimeter                                                                             |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 38            |
| Zoning         | Zone 30       |

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Listing information last updated on June 8th, 2025 at 1:32am MDT