

## \$779,000 - 1640 25 Street, Edmonton

MLS® #E4454484

**\$779,000**

5 Bedroom, 3.50 Bathroom, 2,123 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Welcome to your future home in the heart of Laurel. This stunning home boasts offers over 3,000 sqft of living space, backing onto a serene pond, and features a fully finished legal suite—making this property a MUST SEE.

Upon entering, you'll immediately notice the pride of ownership evident throughout this impeccably maintained home. The main floor showcases a bright, open-concept layout + den perfect for everyday living and entertaining. The chef-inspired kitchen boasts SS appliances, quartz countertops, a large island, and ample cabinetry. Upstairs, the spacious primary bedroom offers tranquil pond views and a 5-piece ensuite with a beautiful soaking tub, ideal for unwinding after a long day. Two additional well-sized bedrooms and an oversized bonus room complete the upper level. The professionally finished legal suite in the basement features two bedrooms, a full kitchen, private laundry, a bathroom, and a separate entrance with a concrete walkway—perfect for family or a mortgage helper. WELCOME HOME

Built in 2018

### Essential Information

MLS® # E4454484

Price \$779,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,123                  |
| Acres          | 0.00                   |
| Year Built     | 2018                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1640 25 Street |
| Area        | Edmonton       |
| Subdivision | Laurel         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 2H6        |

### Amenities

|               |                                                                           |
|---------------|---------------------------------------------------------------------------|
| Amenities     | Air Conditioner, Ceiling 9 ft., Walkout Basement, See Remarks, HRV System |
| Parking       | Double Garage Attached                                                    |
| Is Waterfront | Yes                                                                       |

### Interior

|                   |                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                    |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Garage Opener, Refrigerator, Window Coverings, 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 | Airport Nearby, Fenced, Landscaped, Schools, Shopping Nearby, Stream/Pond |
| Roof              | Asphalt Shingles                                                          |
| Construction      | Wood, Vinyl                                                               |
| Foundation        | Concrete Perimeter                                                        |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 23rd, 2025 |
| Days on Market | 73                |
| Zoning         | Zone 30           |

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Listing information last updated on November 4th, 2025 at 9:32am MST