

## \$1,349,900 - 1448 25 Street, Edmonton

MLS® #E4425911

**\$1,349,900**

6 Bedroom, 5.50 Bathroom, 4,493 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Immerse yourself in the beautiful custom house built on an estate-size lot that has everything you can imagine in your dream home. It is built with all upgraded features and extraordinary property, boosting over 6400 sq. ft. of living space. The open-concept main floor features a commercial-grade exhaust fan in the chef's kitchen; six great-size bedrooms, six bathrooms, plus a spacious bonus room on the 2nd floor; two dining and two living areas on the main floor; interior design by an award-winning designer an automated blind system; and a central air-conditioning system. Fully finished basement with a bar, gym, home theatre, a full bathroom, and a bedroom. The triple-car garage and driveway are both heated with in-floor heating throughout the house. Also sit in the warmth of the fireplace and professionally landscaped back yard worth \$60000, open to a large park. Perfect for multi-generational families. Words can't describe it all. Property like this doesn't come on the market very often.

Built in 2020

### Essential Information

|          |             |
|----------|-------------|
| MLS® #   | E4425911    |
| Price    | \$1,349,900 |
| Bedrooms | 6           |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 5.50                   |
| Full Baths     | 5                      |
| Half Baths     | 1                      |
| Square Footage | 4,493                  |
| Acres          | 0.00                   |
| Year Built     | 2020                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1448 25 Street |
| Area        | Edmonton       |
| Subdivision | Laurel         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 2K7        |

### Amenities

|           |                                                                                                                                                                                                                           |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Exercise Room, Fire Pit, Gazebo, Hot Tub, No Smoking Home, Recreation Room/Centre, Sprinkler Sys-Underground, Wet Bar, Natural Gas BBQ Hookup |
| Parking   | Triple Garage Attached                                                                                                                                                                                                    |

### Interior

|                   |                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Stove-Countertop Electric, Stove-Gas, Washer, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                           |
| Stories           | 3                                                                                                                                                   |
| Has Suite         | Yes                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                 |
| Basement          | Full, Finished                                                                                                                                      |

### Exterior

|          |                     |
|----------|---------------------|
| Exterior | Wood, Stone, Stucco |
|----------|---------------------|

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Exterior Features | Airport Nearby, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                |
| Construction      | Wood, Stone, Stucco                                                                             |
| Foundation        | Concrete Perimeter                                                                              |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 15th, 2025 |
| Days on Market | 47               |
| Zoning         | Zone 30          |

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Listing information last updated on April 30th, 2025 at 11:02pm MDT