# \$595,000 - 1637 25 Street, Edmonton

MLS® #E4425144

## \$595,000

3 Bedroom, 3.50 Bathroom, 1,630 sqft Single Family on 0.00 Acres

Laurel, Edmonton, AB

Welcome to this stunning 1/2 duplex in the sought-after Laurel community, blending modern elegance with functional living. Featuring a double-attached garage, finished basement, 4 spacious bedrooms, and 4 baths across three levels, perfect for families. The main floor boasts an open-concept layout, cozy living room, formal dining, upgraded kitchen with quartz countertops, premium appliances, and a walk-in pantry. Upstairs, enjoy a spacious bonus room, serene primary bedroom with private en-suite, two additional bedrooms, a versatile den, and another full bath. The fully developed basement includes 1 large bedroom, a hall, kitchen with appliances, and a full bath. Prime Location: Walk to the new high school, Svend Hansen School, playgrounds, bus stops, and a shopping plaza. Quick access to the Meadows Recreation Centre, Anthony Henday, and Whitemud Drive. Move-in ready, ideal for families and investors. Don't miss this rare opportunity!



### **Essential Information**

MLS® # E4425144 Price \$595,000

Bedrooms 3

Bathrooms 3.50





Full Baths 3 Half Baths 1

Square Footage 1,630 Acres 0.00 Year Built 2018

Type Single Family Sub-Type Half Duplex

Style 2 Storey
Status Active

## **Community Information**

Address 1637 25 Street

Area Edmonton

Subdivision Laurel

City Edmonton
County ALBERTA

Province AB

Postal Code T6T 2H6

## **Amenities**

Amenities Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, No

**Smoking Home** 

Parking 2 Outdoor Stalls, Double Garage Attached, Double Indoor

Interior

Appliances Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan,

Oven-Microwave, Refrigerator, Stove-Electric, Stove-Gas, Washer,

Window Coverings

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Glass Door

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Playground Nearby, Schools, Shopping Nearby

Roof Asphalt Shingles

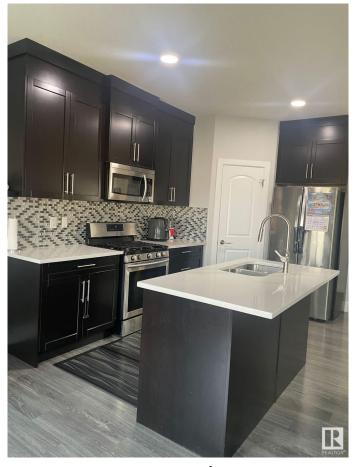
Construction Wood, Stone, Vinyl Foundation Concrete Perimeter

## **Additional Information**

Date Listed March 11th, 2025

Days on Market 41

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 April 21st, 2025 at 5:47pm MDT