

Courtesy Of Erin Holowach Of ComFree

## **\$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!

Built in 2018

### **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 3  
Zoning Zone 30



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