

## \$725,000 - 20345 25a Avenue, Edmonton

MLS® #E4444774

**\$725,000**

4 Bedroom, 3.00 Bathroom, 2,552 sqft

Single Family on 0.00 Acres

The Uplands, Edmonton, AB

Charm meets convenience in this delightful single-family abode! This elegant 4 bed 3 bath, 2552 sq ft home located in the quiet neighborhood of uplands has an open concept main floor with 9-ft ceiling, luxury vinyl plank flooring, upgraded light fixtures and quartz countertops throughout. Along with spacious living room, dining area, and impressive kitchen with upgraded appliances & big pantry, it also offers a full bedroom and full bath on the main floor. As you go up to the upper floor, there are 3 more spacious bedrooms, 2 washrooms and a huge bonus room. The primary bedroom with an incredible spa like Ensuite and huge walk-in closet is like a dream come true. Upper floor laundry with extra storage adds a huge convenience to this home. Completing the home is your private fully landscaped backyard with a brand new deck to enjoy your summer days. Unfinished basement comes with a side entrance, perfect for a future legal basement suite. Seize the opportunity to own this exquisite property!

Built in 2022

### Essential Information

MLS® # E4444774

Price \$725,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,552                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 20345 25a Avenue |
| Area        | Edmonton         |
| Subdivision | The Uplands      |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6M 1N8          |

### Amenities

|           |                                      |
|-----------|--------------------------------------|
| Amenities | Ceiling 9 ft., Deck, Detectors Smoke |
| Parking   | Double Garage Attached               |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | None   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Airport Nearby, Back Lane, Landscaped, Playground Nearby, Shopping Nearby, Stream/Pond |
| Roof              | Asphalt Shingles   |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 27th, 2025 |
| Days on Market | 11              |
| Zoning         | Zone 57         |

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