

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   |

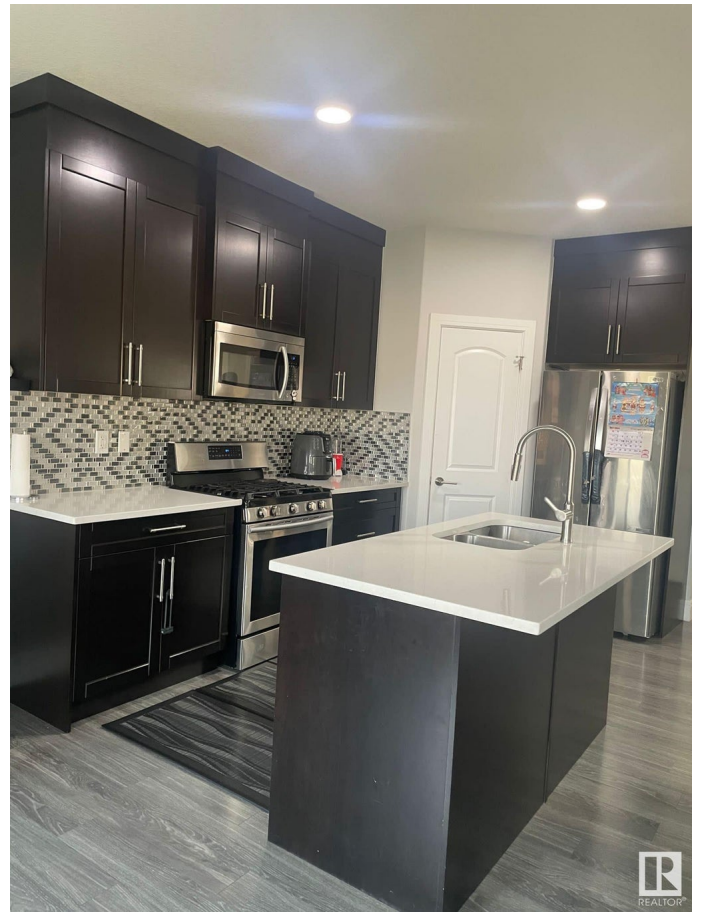
### **Exterior**

|                   |   |
|-------------------|---|
| 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 25  
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 5th, 2025 at 6:17pm MDT