

Courtesy Of Christina A Reid Of Century 21 Leading

# \$599,900 - 15840 25 Avenue, Edmonton

MLS® #E4427729

**\$599,900**

3 Bedroom, 2.50 Bathroom, 1,801 sqft  
Single Family on 0.00 Acres

Glenriding Ravine, Edmonton, AB

Welcome to the Himalayan Fir! This beautiful 22' wide, 1801 sq. ft. home is perfect for families seeking a blend of comfort and style. With 3 spacious bedrooms and 2.5 modern bathrooms, there's plenty of room for everyone to relax and unwind. Step inside to discover an airy, open-concept layout that flows effortlessly from room to room, creating a welcoming atmosphere for both everyday living and entertaining. The kitchen, designed with family gatherings in mind, boasts ample counter space and a cozy dining area. Upstairs, you'll find the perfect retreat in the primary suite, complete with a luxurious ensuite and generous closet space. The additional bedrooms are ideal for kids, guests, or a home office. Side entry gives future basement suite potential.

Built in 2024

## Essential Information

MLS® #	E4427729
Price	\$599,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,801
Acres	0.00



Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	15840 25 Avenue
Area	Edmonton
Subdivision	Glenridding Ravine
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 5K4

### **Amenities**

Amenities	Carbon Monoxide Detectors, Detectors Smoke, Hot Water Tankless, Smart/Program. Thermostat, HRV System
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Prefab, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Prefab, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	GEORGE H. LUCK K-6
Middle	RIVERBEND 7-9
High	STRATHCONA

### **Additional Information**

Date Listed            March 27th, 2025

Days on Market      9

Zoning                 Zone 56

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Listing information last updated on April 5th, 2025 at 2:02am MDT