

# **\$1,349,999 - 1448 25 Street, Edmonton**

MLS® #E4448137

**\$1,349,999**

6 Bedroom, 5.50 Bathroom, 4,495 sqft

Single Family on 0.00 Acres

Laurel, Edmonton, AB

Welcome to this stunning custom-built home nestled in Edmonton's desirable Laurel neighborhood. This exceptional property offers an unparalleled blend of luxury, space, and thoughtful design, boasting over 6,400 sq ft of living space, including a fully finished basement. This home is ideal for multi-generational living with a total of six bedrooms and five and a half bathrooms. The bright, open-concept layout includes two distinct living and dining areas, perfect for entertaining. The gourmet chef's kitchen features a commercial-grade exhaust fan, designer finishes, and custom cabinetry. The upper level includes the primary suite, three spacious additional bedrooms, a convenient laundry room, and a bonus room—perfect for families. The basement is designed for entertainment and wellness, featuring a media room, wet bar, gym, and full bathroom. Enjoy luxury and convenience with central air conditioning, automated blinds, and 9-foot ceilings throughout. offering serene views and direct access to green space.

Built in 2020

## **Essential Information**

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Price \$1,349,999



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 5.50                   |
| Full Baths     | 5                      |
| Half Baths     | 1                      |
| Square Footage | 4,495                  |
| Acres          | 0.00                   |
| Year Built     | 2020                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1448 25 Street |
| Area        | Edmonton       |
| Subdivision | Laurel         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 2K7        |

### Amenities

|           |                                                                                                                                              |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, HRV System, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking   | Triple Garage Attached                                                                                                                       |

### Interior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                             |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Microwave, Washer, Window Coverings, Refrigerators-Two, Stoves-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                    |
| Stories           | 2                                                                                                                            |
| Has Suite         | Yes                                                                                                                          |
| Has Basement      | Yes                                                                                                                          |
| Basement          | Full, Finished                                                                                                               |

### Exterior

|                   |                                                                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                                                                                                                            |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Cul-De-Sac, Fenced, Landscaped, No Through Road, Playground Nearby, Public Transportation, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                               |
| Construction      | Wood, Stone, Stucco                                                                                                                                            |
| Foundation        | Concrete Perimeter                                                                                                                                             |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 16th, 2025 |
| Days on Market | 17              |
| Zoning         | Zone 30         |

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Listing information last updated on August 2nd, 2025 at 8:02pm MDT