

## \$554,785 - 21204 25 Avenue, Edmonton

MLS® #E4448773

**\$554,785**

3 Bedroom, 2.50 Bathroom, 1,661 sqft

Single Family on 0.00 Acres

The Uplands, Edmonton, AB

Welcome to the "Blackwood" built by the award-winning builder Pacesetter homes and is located in the heart of the Uplands at Riverview. The Blackwood has an open concept floorplan with plenty of living space. Three bedrooms and two-and-a-half bathrooms are laid out to maximize functionality, allowing for a large upstairs laundry room and sizeable owner's suite. The main floor showcases a large great room and dining nook leading into the kitchen which has a good deal of cabinet and counter space and also a pantry for extra storage. Close to all amenities and easy access to the Anthony Henday. \*\*\* Photos are from the previous show home and finishing's and colors will vary home is under construction should be complete in February of 2026 . \*\*\*

Built in 2025

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4448773  |
| Price          | \$554,785 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,661     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2025                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 21204 25 Avenue |
| Area        | Edmonton        |
| Subdivision | The Uplands     |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6M 1L2         |

### Amenities

|           |                          |
|-----------|--------------------------|
| Amenities | See Remarks              |
| Parking   | Parking Pad Cement/Paved |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | See Remarks               |
| Heating           | Forced Air-1, Natural Gas |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                         |
| Exterior Features | Airport Nearby, Golf Nearby, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                           |
| Construction      | Wood, Stone, Vinyl                                                                                                         |
| Foundation        | Concrete Perimeter                                                                                                         |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 59              |
| Zoning         | Zone 57         |

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Listing information last updated on September 15th, 2025 at 5:47pm MDT