

## \$824,000 - 20309 25a Avenue, Edmonton

MLS® #E4437986

**\$824,000**

7 Bedroom, 3.50 Bathroom, 2,698 sqft

Single Family on 0.00 Acres

The Uplands, Edmonton, AB

This stunning 1 year old custom home is big and beautiful! 2700 sq feet 5 bedroom home plus a LEGAL 840 sq ft additional 2 bedroom full suite with kitchen ideal for extended family or great rental income! This 2 unit home was built with sustainability in mind, certified as a BUILT GREEN HOME it includes a heat pump, A/C, 14 solar panels, triple-pane windows PLUS smart technology from lights to thermostats and locks. The main unit has a convenient upper laundry(full laundry in basement suite too!) including a SOUNDPROOF office and a luxurious primary suite with POND VIEWS, dual vanities, and his-and-her closets. A double-sink bathroom serves the kids, while the main floor includes a dedicated office with a big front entry and walk-in closet, office plus a well-designed back entry with coffee bar. The chefs kitchen is a treat, with touchless taps, gas stove, designer hood fan & upgraded cabinetry. Modern, efficient, and beautifully located – this home has it all and shows 10/10!

Built in 2023

### Essential Information

MLS® # E4437986

Price \$824,000

Bedrooms 7



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,698
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	20309 25a Avenue
Area	Edmonton
Subdivision	The Uplands
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 1N8

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Hot Water Tankless, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows, Walkout Basement, See Remarks, Green Building, HRV System, Solar Equipment
Parking Spaces	4
Parking	Double Garage Attached
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Oven-Built-In, Oven-Microwave, Stacked Washer/Dryer, Stove-Countertop Gas, Stove-Electric, Window Coverings, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two
Heating	Forced Air-2, Heat Pump, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes

Basement                      Full, Finished

**Exterior**

Exterior                      Wood, Stone, Vinyl  
Exterior Features        Backs Onto Lake, Cul-De-Sac  
Roof                          Asphalt Shingles  
Construction            Wood, Stone, Vinyl  
Foundation              Concrete Perimeter

**Additional Information**

Date Listed                May 21st, 2025  
Days on Market        88  
Zoning                      Zone 57

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