

## \$485,000 - 20755 25 Avenue, Edmonton

MLS® #E4427489

**\$485,000**

3 Bedroom, 2.50 Bathroom, 1,496 sqft

Single Family on 0.00 Acres

The Uplands, Edmonton, AB

Stunning double detached garage home in The Uplands with lake views and a walking trail! This bright, open-concept home features a spacious kitchen with a corner pantry, breakfast bar, and stainless steel appliances. The main floor offers a 9 ft ceiling, luxury vinyl plank flooring, dining area, living room, 2pc bath, and mudroom. Upstairs, the primary bedroom includes a walk-in closet and 4pc ensuite, plus 2 additional bedrooms and a full bath. Unfinished basement with a separate entrance provides future potential. Enjoy summer days on the west-facing deck or in your backyard oasis. Easy access to the Anthony Henday. Welcome to this amazing home!

Built in 2023

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4427489  |
| Price          | \$485,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,496     |
| Acres          | 0.00      |
| Year Built     | 2023      |



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

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 20755 25 Avenue |
| Area        | Edmonton        |
| Subdivision | The Uplands     |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6M 1P4         |

### Amenities

|           |   |
|-----------|---|
| Amenities | On Street Parking, Ceiling 9 ft., Detectors Smoke, Exterior Walls- 2"x6", Front Porch, Hot Wtr Tank-Energy Star, Low Flow Faucets/Shower, Low Flw/Dual Flush Toilet, Smart/Program. Thermostat, Vinyl Windows, HRV System |
| Parking   | Double Garage Detached  |

### Interior

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

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Composition, Vinyl  |
| Exterior Features | Back Lane, Flat Site, Landscaped, Level Land, Not Fenced, Picnic Area, Playground Nearby, Ravine View, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Composition, Vinyl  |
| Foundation        | Concrete Perimeter  |

### School Information

|            |                   |
|------------|-------------------|
| Elementary | Centennial School |
|------------|-------------------|

|        |                       |
|--------|-----------------------|
| Middle | S. Bruce Smith School |
| High   | Jasper Place School   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 26th, 2025 |
| Days on Market | 45               |
| Zoning         | Zone 57          |

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 May 10th, 2025 at 7:47pm MDT