

## \$1,199,900 - 1440 25 Street, Edmonton

MLS® #E4455494

**\$1,199,900**

7 Bedroom, 6.50 Bathroom, 4,065 sqft

Single Family on 0.00 Acres

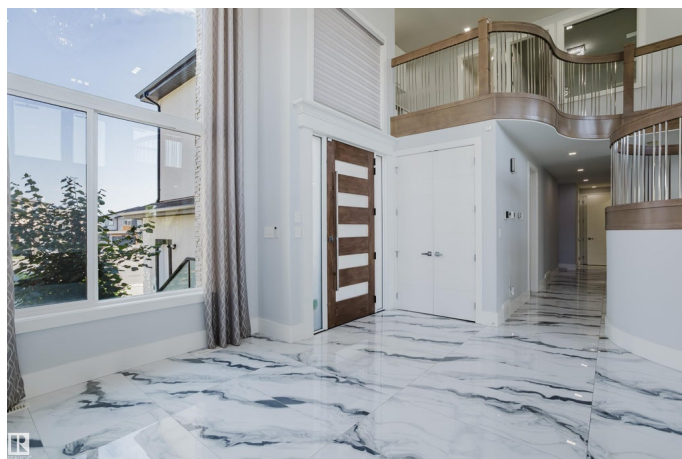
Laurel, Edmonton, AB

Stunning 7 bedroom, 6.5 bath home in Laurel with luxury finishes and incredible functionality. The main floor boasts a bright living room and family room, both open to above, plus a chef's kitchen with commercial-size fridge, spice kitchen and pantry, anchored by a dramatic staircase. A main-floor bedroom with ensuite adds flexibility. Upstairs offers 4 bedrooms each with its own ensuite, along with a den, office and bonus room. The master retreat features double doors and a spa-inspired ensuite. Flooring upgrades include vinyl plank upstairs and sleek tile on the main floor. The fully finished basement includes a legal 2-bedroom suite plus an owner's suite, ideal for family or rental income. Upgraded features include a heated garage, heated driveway, heated back patio, and built-in sound system. Located on a quiet cul-de-sac, backing park with no rear neighbors, this remarkable home combines privacy, modern luxury and the highly desirable Laurel location.

Built in 2019

### Essential Information

|          |             |
|----------|-------------|
| MLS® #   | E4455494    |
| Price    | \$1,199,900 |
| Bedrooms | 7           |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 6.50                   |
| Full Baths     | 6                      |
| Half Baths     | 1                      |
| Square Footage | 4,065                  |
| Acres          | 0.00                   |
| Year Built     | 2019                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 1440 25 Street |
| Area        | Edmonton       |
| Subdivision | Laurel         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 2K7        |

### Amenities

|           |                                                                                                                                                                        |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Closet Organizers, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Tankless, Vinyl Windows, Wet Bar, Natural Gas BBQ Hookup, Natural Gas Stove Hookup |
| Parking   | Triple Garage Attached                                                                                                                                                 |

### Interior

|                   |                                                                                                                                                                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                                             |
| Appliances        | Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Countertop Electric, Wine/Beverage Cooler, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two, Oven Built-In-Two, Curtains and Blinds, Garage Heater |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                                                                                                                          |
| Fireplaces        | Remote Control                                                                                                                                                                                                                                               |
| Stories           | 3                                                                                                                                                                                                                                                            |
| Has Suite         | Yes                                                                                                                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                                                                                                          |

Basement                      Full, Finished

**Exterior**

Exterior                      Wood, Stone, Stucco

Exterior Features      Backs Onto Park/Trees, Cul-De-Sac, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof                              Asphalt Shingles

Construction              Wood, Stone, Stucco

Foundation                Concrete Perimeter

**Additional Information**

Date Listed                August 30th, 2025

Days on Market        7

Zoning                        Zone 30

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 September 6th, 2025 at 2:47pm MDT