

## \$950,000 - 20309 25a Avenue, Edmonton

MLS® #E4437986

**\$950,000**

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 backs onto a peaceful pond and features a WALK-OUT basement with a fully LEGAL and large 840 sq ft 2-bedroom suite with full kitchen and laundry—ideal for extended family or rental income. 2700 sq ft on the main and upper 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. Upstairs offers 5 bedrooms, convenient upper laundry 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 \$950,000



|                |                        |
|----------------|------------------------|
| 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                                                                                                                                                                                                                              |

### 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     |
| <b>Exterior</b>   |                    |
| Exterior          | Wood, Stone, Vinyl |
| Exterior Features | Cul-De-Sac         |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl |
| Foundation        | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 21st, 2025 |
| Days on Market | 26             |
| Zoning         | Zone 57        |

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Listing information last updated on June 16th, 2025 at 7:17am MDT