

## \$899,000 - 20309 25a Avenue, Edmonton

MLS® #E4437986

**\$899,000**

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 \$899,000



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	37
Zoning	Zone 57

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