

# \$599,900 - 15840 25 Avenue, Edmonton

MLS® #E4427729

**\$599,900**

3 Bedroom, 2.50 Bathroom, 1,801 sqft  
Single Family on 0.00 Acres

Glenridding Ravine, Edmonton, AB

Welcome to the Himalayan Fir! This beautiful 22' wide, 1801 sq. ft. home is perfect for families seeking a blend of comfort and style. With 3 spacious bedrooms and 2.5 modern bathrooms, there's plenty of room for everyone to relax and unwind. Step inside to discover an airy, open-concept layout that flows effortlessly from room to room, creating a welcoming atmosphere for both everyday living and entertaining. The kitchen, designed with family gatherings in mind, boasts ample counter space and a cozy dining area. Upstairs, you'll find the perfect retreat in the primary suite, complete with a luxurious ensuite and generous closet space. The additional bedrooms are ideal for kids, guests, or a home office. Side entry gives future basement suite potential.

Built in 2024

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4427729  |
| Price          | \$599,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,801     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2024                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 15840 25 Avenue    |
| Area        | Edmonton           |
| Subdivision | Glenridding Ravine |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6W 5K4            |

### Amenities

|           |                                                                                                       |
|-----------|-------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Detectors Smoke, Hot Water Tankless, Smart/Program. Thermostat, HRV System |
| Parking   | Double Garage Attached                                                                                |

### Interior

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

### Exterior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Exterior          | Prefab, Vinyl                                                                                   |
| Exterior Features | Airport Nearby, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                |
| Construction      | Prefab, Vinyl                                                                                   |
| Foundation        | Concrete Perimeter                                                                              |

### School Information

|            |                    |
|------------|--------------------|
| Elementary | GEORGE H. LUCK K-6 |
| Middle     | RIVERBEND 7-9      |
| High       | STRATHCONA         |

### **Additional Information**

|             |                  |
|-------------|------------------|
| Date Listed | March 27th, 2025 |
|-------------|------------------|

|                |    |
|----------------|----|
| Days on Market | 23 |
|----------------|----|

|        |         |
|--------|---------|
| Zoning | Zone 56 |
|--------|---------|

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Listing information last updated on April 19th, 2025 at 7:32pm MDT