

## \$639,900 - 224 25 Street, Edmonton

MLS® #E4460843

**\$639,900**

4 Bedroom, 3.00 Bathroom, 2,062 sqft

Single Family on 0.00 Acres

Alces, Edmonton, AB

Located in the desirable and family-friendly Alces community, this Ferris model offers a spacious and functional layout with thoughtful upgrades throughout. You are welcomed by a grand open-to-above foyer and sleek tile flooring that enhances the modern aesthetic of the main level. The main floor includes a bright den with a large window, ideal for a home office, study, or flex space, along with a full bathroom featuring a standing shower. The chef-inspired kitchen extends into the dining area and includes a spice kitchen with added storage and prep space. The great room boasts a built-in fireplace, creating a warm setting for everyday living and entertaining. Upstairs, you'll find three spacious bedrooms, including a primary suite with a five-piece ensuite offering dual sinks, a soaker tub, tiled shower, and walk-in closet. A custom accent wall adds character, while a bonus room and upper-level laundry enhance functionality. A side entrance to the basement provides potential for future development.

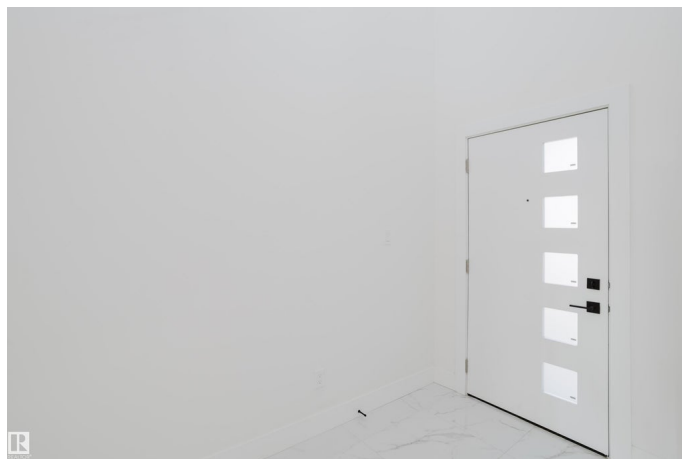
Built in 2025

### Essential Information

MLS® # E4460843

Price \$639,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,062                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 224 25 Street |
| Area        | Edmonton      |
| Subdivision | Alces         |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6X 3K3       |

### Amenities

|           |                                                                                                                                                                        |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Closet Organizers, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Tankless, No Animal Home, No Smoking Home, Vinyl Windows, Natural Gas Stove Hookup |
| Parking   | Double Garage Attached                                                                                                                                                 |

### Interior

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

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Exterior Features | Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                         |
| Construction      | Wood, Vinyl                                                                              |
| Foundation        | Concrete Perimeter                                                                       |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 3rd, 2025 |
| Days on Market | 12                |
| Zoning         | Zone 53           |

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Listing information last updated on October 15th, 2025 at 6:02am MDT