

# \$469,900 - 259 25 Street, Edmonton

MLS® #E4449826

## \$469,900

3 Bedroom, 3.00 Bathroom, 1,695 sqft  
Single Family on 0.00 Acres

Alces, Edmonton, AB

Welcome to this stunning brand-new home in the vibrant community of Alces! Thoughtfully designed and beautifully finished, this 2-storey home offers exceptional comfort and functionality for modern living. The upper level features 3 spacious bedrooms, including a bright and inviting primary suite, a versatile bonus room perfect for a second living space or kids’s™ play area, and the convenience of upstairs laundry. The main floor showcases elegant tile flooring, an open-concept kitchen and dining area ideal for everyday living and entertaining, a cozy living room with a charming fireplace, a full bathroom, and a flexible den—perfect for a home office or guest room and it comes with a side entrance for the basement, perfect for future legal suite development. Situated in one of Edmonton’s™ newest and fastest-growing communities, this home combines style, space, and unbeatable value.

Built in 2025



## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4449826  |
| Price      | \$469,900 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 3         |

|                |                        |
|----------------|------------------------|
| Square Footage | 1,695                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 259 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 |
| Parking   | Parking Pad Cement/Paved                                                                                                                     |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | Hood Fan                  |
| 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 Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                   |
| Construction      | Wood, Vinyl                                                        |
| Foundation        | Concrete Perimeter                                                 |

**Additional Information**

Date Listed                July 25th, 2025  
Days on Market        91  
Zoning                    Zone 53

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 October 23rd, 2025 at 11:47pm MDT