

## \$2,300,000 - 18403 25 Street, Edmonton

MLS® #E4443902

**\$2,300,000**

2 Bedroom, 2.00 Bathroom, 1,850 sqft

Single Family on 0.00 Acres

Rural North East South Sturgeon, Edmonton,  
AB

22.76 prime acres of developable land with ASP. The property includes River Vally location and ravine overlooking a beautiful valley. !800 square foot renovated bungalow with TRIPLE attached garage and finished basement. 2 shops. 18 x 34 with furnace and 220 and 42 feet x 150 feet with gas to building. This investment will only go up in value since new housing is only a near distance to MARQUIS subdivision.

Built in 1963

### Essential Information

MLS® #	E4443902
Price	\$2,300,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,850
Acres	0.00
Year Built	1963
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information



Address	18403 25 Street
Area	Edmonton
Subdivision	Rural North East South Sturgeon
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 6K2

### **Amenities**

Amenities	Deck, Exterior Walls- 2"x6", Insulation-Upgraded, R.V. Storage, Workshop
Parking	Triple Garage Attached

### **Interior**

Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Oven-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Countertop Gas, Window Coverings, Garage Heater
Heating	Forced Air-1, Wood Stove, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Fruit Trees/Shrubs, Landscaped, No Through Road, Park/Reserve, Private Setting, Ravine View, River Valley View
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 23rd, 2025
Days on Market	48
Zoning	Zone 51

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