## \$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 beatiful 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



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

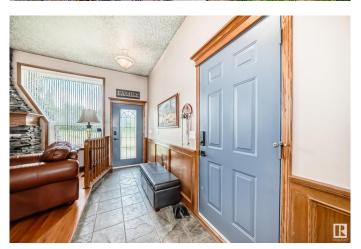
Style Bungalow

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 75

Zoning Zone 51

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Listing information last updated on September 5th, 2025 at 10:02pm MDT