

# \$549,900 - 10614 25a Avenue, Edmonton

MLS® #E4453210

**\$549,900**

3 Bedroom, 3.00 Bathroom, 1,461 sqft  
Single Family on 0.00 Acres

Ermineskin, Edmonton, AB

Welcome to what might just be the best bungalow in Edmonton—with a rare bonus room! Nestled in a safe cul-de-sac within a coveted, established neighborhood, this charming character home has been beautifully updated inside and out. In the past year, the windows, flooring, kitchen, and bathrooms have been redone, offering modern comfort with timeless appeal. Enjoy almost-new appliances, easy-care vinyl plank flooring, and stylish lighting throughout. The inviting backyard and landscaped front yard are true retreats, perfect for relaxing or entertaining. The spacious basement adds versatility, while the bonus room can serve as an art studio or study. Minutes to South Edmonton Common, grocery stores, and Century Park LRT—ideal for university students. Move in and enjoy years of care-free living in a home that blends convenience, comfort, and charm.

Built in 1978

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4453210  |
| Price          | \$549,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,461     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1978                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bungalow               |
| Status     | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 10614 25a Avenue |
| Area        | Edmonton         |
| Subdivision | Ermineskin       |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6J 4K3          |

### Amenities

|           |                                                                                                                                                     |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Deck, Detectors Smoke, Front Porch, No Animal Home, No Smoking Home, Vaulted Ceiling, Natural Gas BBQ Hookup |
| 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                                                                                           |
| Stories           | 2                                                                                                                   |
| Has Basement      | Yes                                                                                                                 |
| Basement          | Full, Finished                                                                                                      |

### Exterior

|                   |                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood                                                                                                                                         |
| Exterior Features | Airport Nearby, Fenced, Fruit Trees/Shrubs, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles                                                                                                                             |
| Construction      | Wood                                                                                                                                         |
| Foundation        | Concrete Perimeter                                                                                                                           |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 12                |
| Zoning         | Zone 16           |

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Listing information last updated on August 27th, 2025 at 2:47am MDT