

## \$579,900 - 20903 25 Avenue, Edmonton

MLS® #E4458173

**\$579,900**

5 Bedroom, 3.50 Bathroom, 1,501 sqft

Single Family on 0.00 Acres

The Uplands, Edmonton, AB

Jayman BUILT's Newport 18 model has a LEGAL BASEMENT SUITE! Side entrance leads to this two bedroom, fully self contained suite. Great for extended family or a mortgage helper! Jayman's Core Performance features include SOLAR, triple pane windows, tankless hot water system, HRV and high efficiency furnace! Kitchen appliances for main level and suite are also included PLUS front landscaping and there is a powered concrete parking pad in the back yard. The main floor offers an open concept great room and the kitchen has a large island, sleek quartz counter tops and pantry. A half bath is located here. On the upper level there are three spacious bedrooms including the primary with walk-in closet and full ensuite. A second full bathroom and a closet for a future stacking laundry pair complete this level. The suite also has a closet for laundry, full bath, two bedrooms and living/dining room. Full landscaping and powered concrete parking pad are included.

Built in 2025

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4458173  |
| Price     | \$579,900 |
| Bedrooms  | 5         |
| Bathrooms | 3.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,501                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 20903 25 Avenue |
| Area        | Edmonton        |
| Subdivision | The Uplands     |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6M 2K7         |

### Amenities

|           |                          |
|-----------|--------------------------|
| Amenities | Deck, Hot Water Tankless |
| Parking   | Parking Pad Cement/Paved |

### Interior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                      |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                                             |
| Stories           | 3                                                                     |
| Has Suite         | Yes                                                                   |
| Has Basement      | Yes                                                                   |
| Basement          | Full, Finished                                                        |

### Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior          | Wood, Vinyl             |
| Exterior Features | Landscaped, See Remarks |
| Roof              | Asphalt Shingles        |
| Construction      | Wood, Vinyl             |
| Foundation        | Concrete Perimeter      |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 17th, 2025 |
| Days on Market | 35                   |
| Zoning         | Zone 57              |
| HOA Fees       | 200                  |
| HOA Fees Freq. | Annually             |

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Listing information last updated on October 21st, 2025 at 11:47pm MDT