

## \$539,750 - 10614 25a Avenue, Edmonton

MLS® #E4457514

**\$539,750**

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® #	E4457514
Price	\$539,750
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	Deck, Front Porch, Parking-Extra, Vaulted Ceiling
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, Back Lane, Backs Onto Park/Trees, Cul-De-Sac, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood
Foundation	Concrete Perimeter

### Additional Information

Date Listed	September 12th, 2025
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Days on Market 1

Zoning Zone 16

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Listing information last updated on September 13th, 2025 at 12:47pm MDT