

## \$569,500 - 3372 25 Avenue, Edmonton

MLS® #E4452758

**\$569,500**

4 Bedroom, 3.50 Bathroom, 1,744 sqft  
Single Family on 0.00 Acres

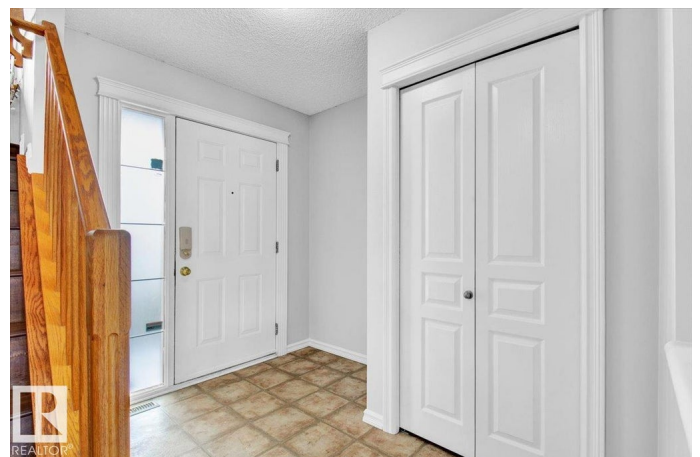
Silver Berry, Edmonton, AB

It's all about outdoor living! Is your current space missing that outdoor oasis? Does this sound like you? Do you love to garden, watch your kids or dogs play in the yard from your perch on your low maintenance deck with built-in night lighting, pick an apple from your own apple tree, or could you use more space in your heated garage? The 2 sheds here could give your cars some room to breathe! Fully finished home on all 3 levels offers a total finished living space of 2405 sq ft. A total of 4 bedrooms & 3.5 bathrooms will make life easier. Updated lighting & paint & new window coverings on order + Central Air this home is the whole package you have been waiting for. Main floor is bright and open with a cozy gas fireplace warming the Great Room. The basement bar is perfect for game nights & guests will be comfortable with the nice bedroom and full bathroom. Quiet crescent location with great proximity to schools, parks & walking trails. Don't miss out on this one reward yourself for working hard!

Built in 2003

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4452758  |
| Price    | \$569,500 |
| Bedrooms | 4         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,744                  |
| Acres          | 0.00                   |
| Year Built     | 2003                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3372 25 Avenue |
| Area        | Edmonton       |
| Subdivision | Silver Berry   |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 1Y4        |

### Amenities

|                |                                                     |
|----------------|-----------------------------------------------------|
| Amenities      | Air Conditioner, Deck, No Smoking Home, See Remarks |
| Parking Spaces | 4                                                   |
| Parking        | Double Garage Attached, Heated, Insulated           |

### Interior

|                   |                                                                                                                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                      |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Humidifier-Power(Furnace), Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                                                                                   |
| Fireplaces        | Mantel, Tile Surround                                                                                                                                                                                                 |
| Stories           | 3                                                                                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                                                                                   |
| Basement          | Full, Finished                                                                                                                                                                                                        |

### Exterior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                      |
| Exterior Features | Fenced, Landscaped, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                 |
| Construction      | Wood, Vinyl                                                                                                      |
| Foundation        | Concrete Perimeter                                                                                               |

### **School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Bisset School K-6          |
| Middle     | Kate Chegwin 7-9           |
| High       | Elder Dr Francis Whiskey J |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 6                 |
| Zoning         | Zone 30           |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 19th, 2025 at 2:32am MDT