

\$569,500 - 3372 25 Avenue, Edmonton

MLS® #E4452758

\$569,500

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

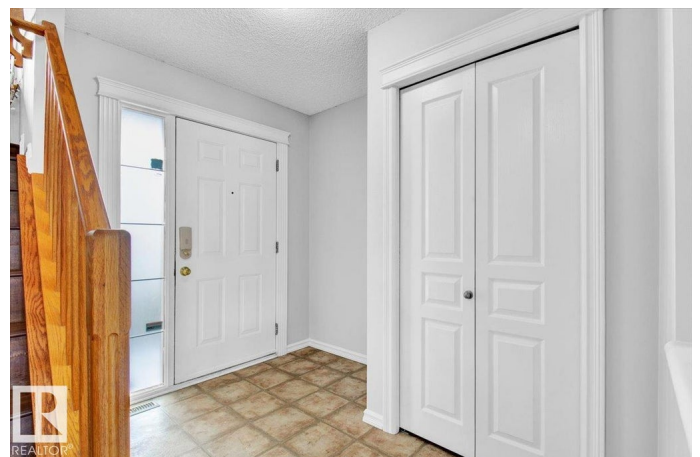
Silver Berry, Edmonton, AB

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	7
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 11:17pm MDT