

## \$519,500 - 3264 25 Avenue, Edmonton

MLS® #E4436593

**\$519,500**

3 Bedroom, 2.50 Bathroom, 1,841 sqft

Single Family on 0.00 Acres

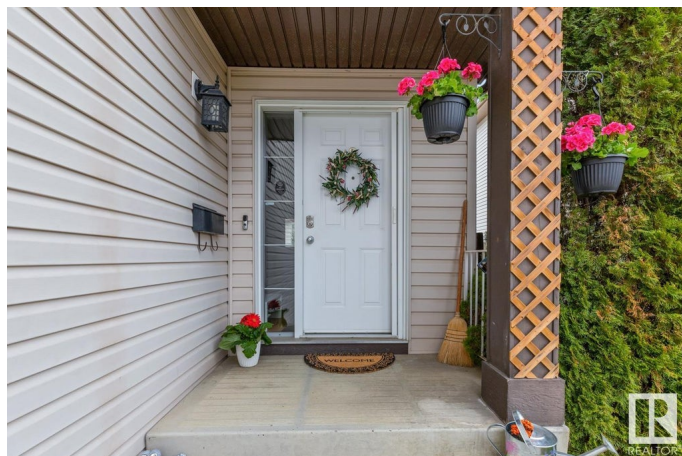
Silver Berry, Edmonton, AB

Here is a Wonderful 2-storey in the great neighbourhood of Silverberry with the upper level that offers a bonus room, 3 bedrooms, with the master bedroom having a 4-piece ensuite. The main floor offers a nice size kitchen with bar-style island, living room with gas fireplace, 2-piece bath and laundry room. The basement is framed to build what you like and to enjoy. The exterior boasts a nice size fenced and landscaped backyard with deck, plus a storage shed and a Double Attached garage. There home also offers new AC, shingles H2O tank and high effecient furnace.

Built in 2004

### Essential Information

MLS® #	E4436593
Price	\$519,500
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,841
Acres	0.00
Year Built	2004
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey



Status	Active
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### Community Information

Address	3264 25 Avenue
Area	Edmonton
Subdivision	Silver Berry
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1Y3

### Amenities

Amenities	Deck, Detectors Smoke
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 13th, 2025
Days on Market	16
Zoning	Zone 30

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Listing information last updated on May 29th, 2025 at 5:47pm MDT