

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

MLS® #E4436593

**\$519,500**

3 Bedroom, 2.50 Bathroom, 1,841 sqft

Single Family on 0.00 Acres

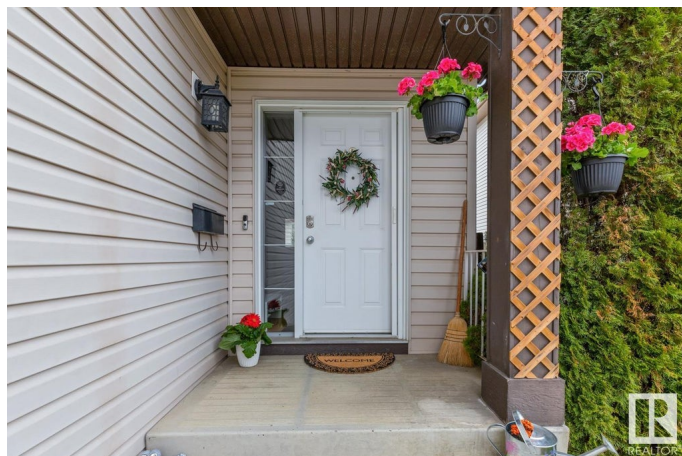
Silver Berry, Edmonton, AB

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

### 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 12  
Zoning Zone 30

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Listing information last updated on May 25th, 2025 at 7:32pm MDT