

## \$479,900 - 3220 25 Street, Edmonton

MLS® #E4435095

**\$479,900**

3 Bedroom, 2.50 Bathroom, 1,448 sqft

Single Family on 0.00 Acres

Silver Berry, Edmonton, AB

Welcome to Silver Berry! This well-kept, squeaky clean 3-bed home is just a few blocks from the ravine and offers a double attached garage and open-concept main floor with large windows, a cozy gas fireplace, and main floor laundry. The bright kitchen features a big island with eating bar, corner pantry, and plenty of cabinetry, flowing into the dining area and living room. Step outside to a massive deck with gas BBQ hookup—perfect for summer nights. Upstairs, the spacious primary bedroom includes a walk-in closet and 3pc ensuite with oversized shower. Two more bedrooms and a 4pc bath complete the upper level. The partially finished basement was professionally done with a large family room and rough-in for another bathroom. Close to Whitemud, Henday, shopping, schools, and the Meadows Rec Centre.

Built in 2005

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4435095  |
| Price          | \$479,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,448     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2005                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3220 25 Street |
| Area        | Edmonton       |
| Subdivision | Silver Berry   |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 1Z6        |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Double Garage Detached |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Fenced, Flat Site, Landscaped, Low Maintenance Landscape, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|             |               |
|-------------|---------------|
| Date Listed | May 8th, 2025 |
|-------------|---------------|

Days on Market 2

Zoning Zone 30

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Listing information last updated on May 10th, 2025 at 3:17pm MDT