

## \$524,900 - 3371 25 Avenue, Edmonton

MLS® #E4446779

**\$524,900**

4 Bedroom, 2.50 Bathroom, 1,634 sqft

Single Family on 0.00 Acres

Silver Berry, Edmonton, AB

Executive 2 STOREY offers elegance, Boasts over 2500 SQFT of magnificent Living Space, 4 bedrooms, 2.5 bathrooms with incredible finishings. When you enter the house, gorgeous flooring lead you to your dream kitchen with Stainless Steel Appliances, Quartzcounters, & eat up bar, bright dining nook w/access to the deck & spacious living room. The main floor also features an Open to Below at the Front. The upper level includes large Master Retreat with a 4 piece ensuite boasting custom walk-in tile shower, & a Large walk in closet, 2 additional bedrooms, 4pc bath. The basement features a family room, perfect for entertaining, 1 bedroom, and storage room. The stunning backyard oasis is immaculately landscaped with a Gazebo and a storage shed. Located on a quiet street with quick access to trails, parks and great schools.

Built in 2004

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4446779  |
| Price          | \$524,900 |
| Bedrooms       | 4         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,634     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2004                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 3371 25 Avenue |
| Area        | Edmonton       |
| Subdivision | Silver Berry   |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 1Y4        |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | Gazebo                 |
| Parking   | Double Garage Attached |

### **Interior**

|                   |                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                              |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Microwave Hood Fan, Refrigerator, Storage Shed, 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 | Schools, Shopping Nearby |
| Roof              | Asphalt Shingles         |
| Construction      | Wood, Vinyl              |
| Foundation        | Concrete Perimeter       |

### **Additional Information**

|             |                |
|-------------|----------------|
| Date Listed | July 9th, 2025 |
|-------------|----------------|

Days on Market 25

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 3rd, 2025 at 3:02pm MDT