

## **\$575,000 - 3331 25 Avenue, Edmonton**

MLS® #E4431682

**\$575,000**

4 Bedroom, 3.50 Bathroom, 2,115 sqft

Single Family on 0.00 Acres

Silver Berry, Edmonton, AB

**\*\*PRICE DROPPED\*\*** Welcome to your dream home in Silver Berry! Newly Painted charming 4-BEDROOMS, 3.5-BATH residence offers 2,978 sqft of comfort & includes a double garage, fully fenced yard, large deck and a FINISHED BASEMENT. Youâ€™re greeted by a bright entryway leading to an open-concept main floor. The spacious living room features a fireplace and flows into the modern kitchen, complete with a handy island, cozy nook, stainless steel appliances, walk-in pantry, and ample space for cooking and gatherings. Upstairs, there are 3 spacious bedrooms, a large BONUS ROOM and an additional 4-PCS bathroom. The generously sized master suite is a true retreat, boasting a luxurious spa-like en-suite offering a soaker tub, a separate shower. The FINISHED BASEMENT enhances the homeâ€™s value with its 2nd KITCHEN, LAUNDARY & SEPERATE ENTERANCE. With NEW light fixtures, AC and water tank, youâ€™ll enjoy comfort year-round. Just minutes away from parks, schools, shopping and highway access is truly a must-see!

Built in 2006

### **Essential Information**

MLS® # E4431682

Price \$575,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,115
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3331 25 Avenue
Area	Edmonton
Subdivision	Silver Berry
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1Y3

### Amenities

Amenities	Air Conditioner, Deck, Gazebo, Hot Water Natural Gas, No Animal Home, No Smoking Home
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator-Energy Star, Stove-Electric, Washer - Energy Star, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
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Exterior Features	Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 18th, 2025
Days on Market	60
Zoning	Zone 30

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Listing information last updated on June 17th, 2025 at 2:47am MDT