

## \$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
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Days on Market 19

Zoning Zone 30

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