

## \$585,000 - 3512 25 Street, Edmonton

MLS® #E4428526

**\$585,000**

4 Bedroom, 3.00 Bathroom, 1,806 sqft

Single Family on 0.00 Acres

Wild Rose, Edmonton, AB

Get inspired in Wild Rose! BACKING ON TO BEAUTIFUL GREEN SPACE AND WALKING TRAIL. This move-in ready with over 2200 sq. ft. of floor space, bi-level house has incredible layout. Boasting 3 bedrooms, 2 bathrooms at main level and a double attached garage, with spacious formal living room and dining room w/vaulted ceilings. Oak cabinets and large island welcome you to the kitchen w/ walk-in pantry and nook area which leads to walkout doors onto raised deck looking over spacious backyard. Family room has gas fireplace perfect for cold winter days. Large master bedroom has en-suite jetted tub. With fully finished basement w/ 2nd KITCHEN 2 bedrooms and SEPERATE ENTRY. Close to all amenities including all public transportation. Don't miss out.

Built in 2002

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4428526  |
| Price          | \$585,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,806     |
| Acres          | 0.00      |
| Year Built     | 2002      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bi-Level               |
| Status   | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3512 25 Street |
| Area        | Edmonton       |
| Subdivision | Wild Rose      |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 1V9        |

### Amenities

|           |  |
|-----------|--|
| Amenities | Deck, Detectors Smoke, No Smoking Home |
| Parking   | Double Garage Attached                 |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Washer, Refrigerators-Two, Stoves-Two, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Vinyl                        |
| Exterior Features | Backs Onto Park/Trees, Fenced, Landscaped |
| Roof              | Asphalt Shingles                          |
| Construction      | Wood, Brick, Vinyl                        |
| Foundation        | Concrete Perimeter                        |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 2nd, 2025 |
| Days on Market | 28              |
| Zoning         | Zone 30         |

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Listing information last updated on April 30th, 2025 at 9:17pm MDT