

## \$574,800 - 3512 25 Street, Edmonton

MLS® #E4428526

**\$574,800**

4 Bedroom, 3.00 Bathroom, 1,806 sqft

Single Family on 0.00 Acres

Wild Rose, Edmonton, AB

**PRICED TO SELL!!!!** 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	\$574,800
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	35
Zoning	Zone 30

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Listing information last updated on May 7th, 2025 at 2:03pm MDT