

## \$489,900 - 3407 25 Street, Edmonton

MLS® #E4450155

**\$489,900**

3 Bedroom, 3.00 Bathroom, 1,323 sqft

Single Family on 0.00 Acres

Wild Rose, Edmonton, AB

Terrific bungalow located in quiet crescent and only steps to Mill Creek Ravine. Contemporary floor plan with soaring vaulted ceilings.

Spacious kitchen with large island is open to the great room and features loads of white cabinets and stainless steel appliances.

Basement is professionally developed and features a huge family/recreation room, bedroom, office and full bathroom. Fully fenced and landscaped with a large deck.

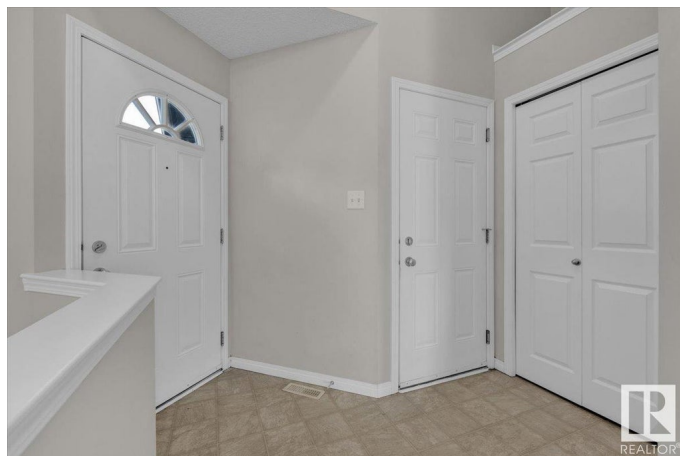
Shows very well!

Built in 2007

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4450155               |
| Price          | \$489,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,323                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information



|             |                |
|-------------|----------------|
| Address     | 3407 25 Street |
| Area        | Edmonton       |
| Subdivision | Wild Rose      |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 0B1        |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Deck, See Remarks      |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### **Interior**

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                       |
| Fireplace         | Yes                                                                             |
| Fireplaces        | Tile Surround                                                                   |
| Stories           | 2                                                                               |
| Has Basement      | Yes                                                                             |
| Basement          | Full, Finished                                                                  |

### **Exterior**

|                   |                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                        |
| Exterior Features | Fenced, Flat Site, Landscaped, No Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                   |
| Construction      | Wood, Vinyl                                                                                                                                        |
| Foundation        | Concrete Perimeter                                                                                                                                 |

### **School Information**

|            |                          |
|------------|--------------------------|
| Elementary | VE Baker/M.Hanley        |
| Middle     | T.Chalifoux/Ftr.M.Troy   |
| High       | Dr.F.W.Jack/Aust.O'Brian |

### **Additional Information**

|             |                 |
|-------------|-----------------|
| Date Listed | July 29th, 2025 |
|-------------|-----------------|

Days on Market 5

Zoning Zone 30

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Listing information last updated on August 3rd, 2025 at 12:17am MDT