

## \$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.

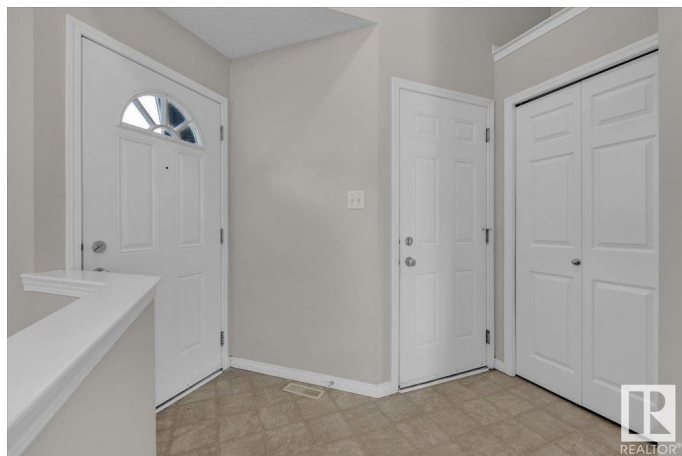
Shows very well!

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 1

Zoning Zone 30

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 30th, 2025 at 4:33pm MDT