

## \$585,000 - 3415 25 Street, Edmonton

MLS® #E4454952

**\$585,000**

5 Bedroom, 3.50 Bathroom, 2,113 sqft

Single Family on 0.00 Acres

Wild Rose, Edmonton, AB

Welcome to Wildrose!! This magnificent newly renovated home close to 17 street CO- OP PLAZA features central A/C, 5 bedrooms + office/den, 3.5 baths, a double attached garage & a fully finished basement. Step inside through the inviting front porch to a bright family room with large windows, adjoining dining area & a stunning chef's kitchen with pantry, island, stainless steel appliances, backsplash, and abundant cabinetry. The living area boasts a cozy fireplace with access to an extended deck & landscaped backyard. Main floor also includes laundry & powder room. Upstairs offers a spacious primary with walk-in closet & luxurious 5-pc ensuite, plus 3 more bedrooms & 4-pc bath. Finished basement includes bedroom, rec room & full bath. Recent updates: new kitchen, washrooms, flooring, carpet, railing, water softener, shingles, paint & garage door. Conveniently located near Meadows Rec Centre, schools, shopping, parks & quick access to Whitemud & Henday.

Built in 2006

### Essential Information

MLS® # E4454952

Price \$585,000

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,113                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3415 25 Street |
| Area        | Edmonton       |
| Subdivision | Wild Rose      |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 0B1        |

### Amenities

|           |                                                                                  |
|-----------|----------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Front Porch, No Animal Home, No Smoking Home, See Remarks |
| Parking   | Double Garage Attached                                                           |

### Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                      |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                             |
| Fireplace         | Yes                                                                                                                                   |
| Fireplaces        | Insert, Mantel                                                                                                                        |
| Stories           | 3                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | Full, Finished                                                                                                                        |

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                         |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Swimming Pool, Public |

|              |                                                       |
|--------------|-------------------------------------------------------|
|              | Transportation, Schools, Shopping Nearby, See Remarks |
| Roof         | Asphalt Shingles                                      |
| Construction | Wood, Vinyl                                           |
| Foundation   | Concrete Perimeter                                    |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 27th, 2025 |
| Days on Market | 61                |
| Zoning         | Zone 30           |

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Listing information last updated on October 27th, 2025 at 3:32am MDT