

# \$499,999 - 4615 25 Avenue, Edmonton

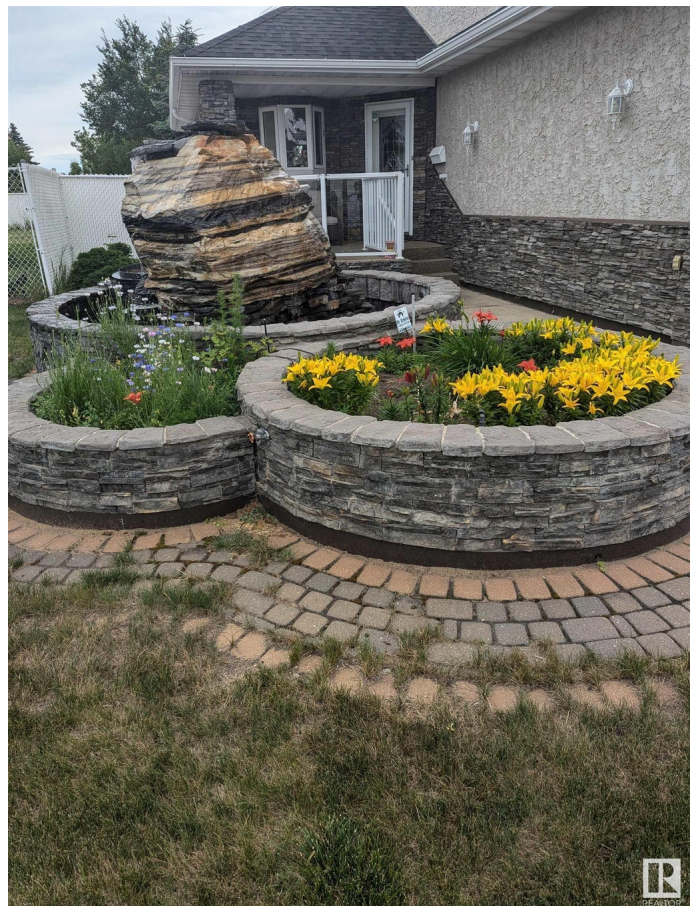
MLS® #E4428899

## \$499,999

3 Bedroom, 3.00 Bathroom, 1,461 sqft  
Single Family on 0.00 Acres

Weinlos, Edmonton, AB

1-OF-A-KIND! This amazing home with a rare designer layout will make you the envy of your friends! The superlative landscaping includes: an impressive granite water fountain in the front yard; a lovingly cared-for backyard garden w/ sprinkler system; outdoor seating area with retractable awning! This home offers a zen lifestyle! Walk inside & be impressed by the open-to-below layout w/ overhead skylight. The kitchen features luxurious cabinetry w/integrated under-lighting. Upgraded appliances! A/C! Wood burning fireplace! Lots of natural light flows into the house with windows everywhere. Upstairs, 3 bedrooms. The primary bedroom is spacious + offers a spa-like bathroom upgrade (heated floors, stand-alone tub + amazing shower). All bathrooms have been upgraded. FINISHED BASEMENT: updated with fresh paint & floorboards. Easy to partition an extra bedroom. An entrance from the side of house leads directly to the basement. Walking distance to schools, LRT, Millwoods Town Centre. Do NOT miss this opportunity!



Built in 1987

## Essential Information

MLS® #	E4428899
Price	\$499,999

Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	1,461
Acres	0.00
Year Built	1987
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	4615 25 Avenue
Area	Edmonton
Subdivision	Weinlos
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 3X6

### **Amenities**

Amenities	Air Conditioner, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Skylight, Sprinkler Sys-Underground, See Remarks
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior Wood, Stone, Stucco  
Exterior Features Fenced, Fruit Trees/Shrubs, Swimming Pool, Public Tr, Vegetable Garden, See Rem  
Roof Asphalt Shingles  
Construction Wood, Stone, Stucco  
Foundation Concrete Perimeter

### School Information

Elementary Weinlos School  
Middle Kate Chegwin School  
High W.P. Wagner School

### Additional Information

Date Listed April 3rd, 2025  
Days on Market 1  
Zoning Zone 29



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Listing information last updated on April 4th, 2025 at 8:17pm MDT