

\$435,000 - 13520 25 Street, Edmonton

MLS® #E4425459

\$435,000

5 Bedroom, 2.50 Bathroom, 1,209 sqft
Single Family on 0.00 Acres

Kernohan, Edmonton, AB

Welcome to this fabulous family home! At just under 2400 sqft of finished living space, this home has lots of space for everyone. A large family room with wood burning fireplace, dining room, large kitchen (With great views of the backyard), 3 bedrooms and 1.5 bathrooms complete the main floor. The master bedroom is spacious with a walk in 2 piece ensuite. Downstairs you'll find an additional 2 bedrooms, an office nook, a full bathroom, laundry and large family room with a built in bar and wood burning fireplace. A Second set of stairs adds convenience from the basement to the backdoor & Kitchen. Outside you'll find a large oversized heated double garage as well as a large private backyard. The backyard features a garden, raspberry bushes, a shed and lots of space for more. This home holds lots of character & memories & is an Original owner home & Show home, pride of ownership since 1979. Updates include windows, Tankless hot water(2007), partial flooring(Kitchen & both staircases - 2023/2025)& roof(2011).

Built in 1977

Essential Information

| | |
|--------|-----------|
| MLS® # | E4425459 |
| Price | \$435,000 |



| | |
|----------------|------------------------|
| Bedrooms | 5 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,209 |
| Acres | 0.00 |
| Year Built | 1977 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 13520 25 Street |
| Area | Edmonton |
| Subdivision | Kernohan |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5A 3V6 |

Amenities

| | |
|-----------|--|
| Amenities | Bar, Hot Water Tankless |
| Parking | Double Garage Detached, Heated, Over Sized |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Wine/Beverage Cooler |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Wall Mount |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Brick, Vinyl |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Playground Nearby, Private Setting, |

Schools, Shopping Nearby, Vegetable Garden

Roof Asphalt Shingles
Construction Wood, Brick, Vinyl
Foundation Concrete Perimeter

Additional Information

Date Listed March 13th, 2025

Days on Market 22

Zoning Zone 35

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 April 4th, 2025 at 3:47am MDT