

## \$449,000 - 13520 25 Street, Edmonton

MLS® #E4425459

**\$449,000**

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	\$449,000



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 1  
Zoning Zone 35

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