

## **\$349,900 - 14536 25 Street, Edmonton**

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MLS® #E4425194

### **\$349,900**

3 Bedroom, 1.00 Bathroom, 863 sqft

Single Family on 0.00 Acres

Fraser, Edmonton, AB

### **SPACIOUS YARD... PEACEFUL**

**COMMUNITY!** Nestled in the sought-after neighborhood of Fraser, this home is perfect for first-time buyers or as an investment property. Featuring hardwood throughout, the main floor offers three bedrooms and a full bathroom. The basement includes a large rec room, plus a versatile space that can be used as a bedroom, den, or office—there's even room for a home workshop! Outside, enjoy the expansive backyard, perfect for relaxing or entertaining. Located just steps from Fraser Park and Fraser School, and only minutes from Clareview Rec Centre, shopping, and other great amenities! HWT (2 YO), Furnace (2 YO), Vinyl Windows, Shingles (10 YO)



Built in 1980

### **Essential Information**

MLS® #	E4425194
Price	\$349,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	863
Acres	0.00
Year Built	1980

Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	14536 25 Street
Area	Edmonton
Subdivision	Fraser
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5Y 1X6

### Amenities

Amenities	Off Street Parking, On Street Parking, Hot Water Natural Gas, Vinyl Windows, See Remarks
Parking	2 Outdoor Stalls, Front Drive Access

### Interior

Appliances	Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Fenced, Playground Nearby, Schools
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	March 11th, 2025
Days on Market	24
Zoning	Zone 35

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