

# \$449,000 - 4708 25 Avenue, Edmonton

MLS® #E4449553

**\$449,000**

4 Bedroom, 2.50 Bathroom, 1,663 sqft  
Single Family on 0.00 Acres

Weinlos, Edmonton, AB

Bright and spacious! 1660ft2, Two-storey house in a quiet location within Weinlos. 3 bedrooms upstairs with a bedroom on the main floor. Very large corner lot would allow for a garden suite! RV parking currently with side access is possible. Lots of mature trees and fresh sod just intsalled. Main floor laundry. Master bedroom has a walk in closet and a full ensuite bathroom. Walking distance to Weinlos School, Sobeys, Mill Woods Library Mill Woods Town Centre and the LRT Station. Furnace and hot water tank were replaced in December of 2024.

Built in 1988

## Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4449553               |
| Price          | \$449,000              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,663                  |
| Acres          | 0.00                   |
| Year Built     | 1988                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                |
|-------------|----------------|
| Address     | 4708 25 Avenue |
| Area        | Edmonton       |
| Subdivision | Weinlos        |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6L 4P3        |

## Amenities

|                |                           |
|----------------|---------------------------|
| Amenities      | R.V. Storage, See Remarks |
| Parking Spaces | 4                         |
| Parking        | Double Garage Attached    |

## Interior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Freezer, Refrigerator, Stove-Electric, Washer, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                                              |
| Stories           | 2                                                                                      |
| Has Basement      | Yes                                                                                    |
| Basement          | Full, Unfinished                                                                       |

## Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | Fenced, Flat Site  |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 14              |
| Zoning         | Zone 29         |

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