



## Edmonton Alberta

\$444,000

UPDATED MECHANICAL, FINISHED BASEMENT & A DOUBLE ATTACHED GARAGE IN FAMILY-FRIENDLY SILVER BERRY! This well-designed 2-storey offers 1470+ sqft above grade with a functional layout perfect for everyday living. The main floor features a bright living room, dedicated dining space, and a practical kitchen with pantry, plus convenient main floor laundry and a 2PC bath. Upstairs you'll find 3 bedrooms including a spacious primary with 4PC ensuite, along with another full 4PC bath. The fully finished basement adds a large rec room, ideal for additional living space, a home gym, or entertainment zone. Enjoy summer with A/C and a private backyard complete with a deck. Double attached garage adds everyday convenience. Key upgrades include furnace & HWT (2024) and stove (2025). Located minutes from The Meadows Rec Centre, with easy access to schools, parks, shopping, transit, and major roadways in the vibrant Silver Berry community. (id:6769)

Recreation room 23'9" x 18'10"

Utility room 8'6" x 10'7"

Storage Measurements not available

Living room 15'10" x 13'8"

Dining room 9'2" x 9'9"

Kitchen 11'4" x 9'9"

Laundry room 6'2" x 5'11"

Primary Bedroom 14' x 12'1"

Bedroom 2 13'11" x 10'8"

Bedroom 3 10'7" x 11'6"

Listing Presented By:



Originally Listed by:

Century 21 All Stars Realty Ltd

<http://www.michaelsells.ca/>



Royal

LePage

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

Phone: (250) 860-1100  
lorneayers@royallepage.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.