



## 2918 31 Street Edmonton AB

\$445,000

Great 2-storey starter home in Silverberry! This property offers a double detached garage and an inviting layout. The main floor features a spacious living room with charming bay windows, a bright kitchen with oak cabinetry, and a convenient 2-piece powder room tucked near the back door. Upstairs, you'll find three generously sized bedrooms, including a master suite complete with a 4-piece ensuite. A common bathroom rounds out the upper level, perfect for family or guests. The fully finished basement adds valuable living space, featuring 2 additional bedrooms, a full bath, a cozy living room, and a laundry room complete with a sink & cabinets for storage. Ideal for families or first-time homebuyers, this home combines comfort, functionality, and style in a desirable location.

Listing Presented By:



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