



## Edmonton Alberta

\$549,999

Welcome to this spacious Bi-Level home in Silver Berry situated on a pie-shaped lot, 6 beds & 4 full baths. Main floor features a bright living room, family room, functional kitchen with raised island, 2 good size beds, a full bath & main floor laundry. The upper floor offers a private master bedroom complete w/d its own ensuite. The fully finished basement includes its own kitchen, separate entrance, separate laundry, 3 additional bedrooms & 2 full bathrooms. Currently, 2 beds & one bathroom in the basement are tenant occupied. 3rd bedroom & bath can easily be rented or used as a office space as it has potential for 2nd separate entrance. Plumbing & electrical are done for a 3rd laundry, kitchen & sink. Step out to a fully landscaped backyard w/d mature trees, covered deck, fire pit, shed & plenty of outdoor space to enjoy. Recent upgrades include new flooring in the main floor bedrooms, master bedroom & stairs, paint & roof (2022). Home also features a double attached garage w/d a heated office space. (id:6769)

Bedroom 4 2.67 m X 4.23 m

Bedroom 5 3.08 m X 3.59 m

Bedroom 6 3.06 m X 4.36 m

Second Kitchen 2.94 m X 2.56 m

Living room 2.6 m X 2.55 m

Dining room 2.66 m X 2.98 m

Kitchen 2.96 m X 5.03 m

Family room 3.36 m X 2.31 m

Bedroom 2 3.16 m X 3.73 m

Bedroom 3 2.86 m X 3.32 m

Primary Bedroom 3.97 m X 4.97 m

Listing Presented By:



Originally Listed by:  
Initia Real Estate



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net

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.