



## Edmonton Alberta

\$389,000

Great opportunity in SilverBerry! This 4-level split is available with a quick possession, it is clean & in fantastic shape. Unique layout offers a front living area that could also be used as a home office with French door detail; a large eat-in kitchen with island & updated stainless steel appliances plus lg. corner pantry. There is a bonus room upstairs along w/ a large primary bedroom w/ walk-through closet to the main full bathroom, plus a secondary bedroom. The lower level features a large rec room with gas fireplace, an ample 3rd bedroom, 3-pc bathroom and laundry area with storage by the back entry. The 4th level is open and ready for your development (window, extra laundry hook up option and tons of storage in the crawl space. Outside is a nice south facing yard with deck that comes with remote awning plus added bonus of the double detached garage that was just constructed in 2020. This area has plenty to offer for everyone: walking paths nearby, schools, shopping, transit & rec centre! (id:6769)

Family room 4.59 m X 4.01 m

Bedroom 3 2.69 m X 3.53 m

Laundry room 3.25 m X 2.16 m

Dining room 3.8 m X 2.3 m

Kitchen 4.37 m X 3.93 m

Den 2.74 m X 4.69 m

Living room 4.88 m X 4 m

Primary Bedroom 3.61 m X 4.4 m

Bedroom 2 3.68 m X 2.58 m

Listing Presented By:



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