



## Edmonton Alberta

\$350,000

Welcome to Silver Berry, where this charming 2-storey half duplex delivers comfort, light, and practicality, plus a double detached garage. Step onto the large front porch and into a bright living room filled with windows and anchored by a cozy corner fireplace. Light permeates both levels, creating an inviting atmosphere. The open flow continues to the kitchen, featuring light cabinetry, ceramic tile, and a smart mix of black and stainless steel appliances, with the dining area set up for everyday living and hosting. A convenient 2-piece bath sits just off the dining room near the back door, ideal for guests. Upstairs, you will find three generous carpeted bedrooms and a full 4-piece bathroom, including a primary suite with a walk-in closet for easy organization. Out back, enjoy a raised deck, room to entertain, and a clear path leading to the garage, so parking and storage are simple. At 1,128.93 sq ft with 3 bedrooms and 2 bathrooms, this home checks the boxes. Come see it and make it your next address. (id:6769)

Living room 4.31 m X 4.56 m

Dining room 1.58 m X 4.67 m

Kitchen 2.05 m X 4.67 m

Primary Bedroom 4.51 m X 3.11 m

Bedroom 2 2.88 m X 3.5 m

Bedroom 3 2.85 m X 2.73 m

Listing Presented By:



Originally Listed by:  
Royal LePage Prestige Realty

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

**RE/MAX ELITE**

**RE/MAX Elite Sherwood Park**

#116, 150 Chippewa Rd ,  
Edmonton, Alberta,

Phone: 780-984-9399

Fax:

steveleddy@hotmail.com

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.