



## 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

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