# \$539,900 - 3250 23 Street, Edmonton

MLS® #E4437287

#### \$539.900

3 Bedroom, 3.50 Bathroom, 1,847 sqft Single Family on 0.00 Acres

Silver Berry, Edmonton, AB

The perfect family home situated on a HUGE pie shaped lot in Silver Berry. This exceptionally well maintained house has it all. 3 bedrooms, 3 1/2 full baths and many updates throughout including the kitchen and bathrooms. Bathed in natural light the open concept living room, kitchen and dining room is the perfect space. Beautiful full height cabinets, granite countertops, corner pantry and stainless appliances and a coffee station. Main floor laundry and updated powder room. Upstairs the primary suite offers a full bath and walk in closet. The 2nd bedroom also has a walk in closet. The bonus room with vaulted ceilings is great for unwinding. The fully finished basement also has another modern full bath and lots of storage space. Additional features include a sun drenched composite deck, air conditioning, 50yr shingles, 2 sheds and hot tub! 2 minute walk to Mill Creek Ravine! Apples, plums, raspberry and saskatoon berries in your own yard with raised garden beds. Great neighbors. Welcome home.

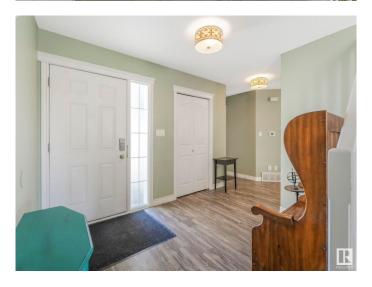
Built in 2005

#### **Essential Information**

MLS® # E4437287 Price \$539,900







Bedrooms 3

Bathrooms 3.50

Full Baths 3

Half Baths 1

Square Footage 1,847

Acres 0.00

Year Built 2005

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey

Status Active

## **Community Information**

Address 3250 23 Street

Area Edmonton

Subdivision Silver Berry

City Edmonton
County ALBERTA

Province AB

Postal Code T6T 2A8

#### **Amenities**

Amenities Air Conditioner, Closet Organizers, Deck, Detectors Smoke, Hot Tub, No.

Smoking Home, Patio, Smart/Program. Thermostat, Vaulted Ceiling

Parking Spaces 4

Parking Double Garage Attached

### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener,

Garburator, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems,

Washer, Window Coverings, Hot Tub

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Corner

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Landscaped, No Back Lane,

**Public Transportation** 

Roof See Remarks
Construction Wood, Vinyl

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed May 19th, 2025

Days on Market 13

Zoning Zone 30

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 1st, 2025 at 1:32pm MDT