

## **\$585,000 - 3304 23 Street, Edmonton**

MLS® #E4435324

**\$585,000**

4 Bedroom, 3.50 Bathroom, 1,983 sqft  
Single Family on 0.00 Acres

Silver Berry, Edmonton, AB

Welcome to this 2006 Landmark built 4 bedroom, 4 bath, 2-story home (original owners). Sip your morning coffee on your cozy EAST FACING front entry veranda. Upon entering the main level you will be greeted by a media room, and an open concept natural light filled kitchen/living/dining area with MAPLE HARDWOOD FLOORING, and a natural gas fireplace. The kitchen cabinetry is maple and the kitchen & island countertops are granite. The kitchen opens onto a spacious deck taking in a tranquil back yard setting with mature apple, plum and cherry trees in full springtime bloom. A 2 piece bath and MAIN FLOOR LAUNDRY with door opening to an OVERSIZED (21'x 21') GARAGE. Upstairs you will find a BONUS ROOM with Vaulted ceiling, a main 4 piece bath and 3 bedrooms. Master bedroom includes a 4 piece en-suite with soaker tub and a separate shower and water closet, The FULLY FINISHED BASEMENT has a 4 piece bath, an additional bedroom and large family room. HWT just replaced. Definitely a "MUST VIEW" well cared for HOME!

Built in 2006

### **Essential Information**

|        |           |
|--------|-----------|
| MLS® # | E4435324  |
| Price  | \$585,000 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,983                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3304 23 Street |
| Area        | Edmonton       |
| Subdivision | Silver Berry   |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 0A7        |

### Amenities

|           |  |
|-----------|--|
| Amenities | Deck, Detectors Smoke, No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached, Over Sized                     |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Water Conditioner, Water Distiller |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Direct Vent   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Corner Lot, Fenced, Fruit Trees/Shrubs, Landscaped, Schools, |

|              |                    |
|--------------|--------------------|
|              | Shopping Nearby    |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 11            |
| 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 May 19th, 2025 at 7:17pm MDT