

## \$549,900 - 3250 23 Street, Edmonton

MLS® #E4437287

**\$549,900**

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 \$549,900



|                |                        |
|----------------|------------------------|
| 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 | 5              |
| Zoning         | Zone 30        |

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Listing information last updated on May 23rd, 2025 at 11:02pm MDT