

## **\$568,800 - 3250 23 Street, Edmonton**

MLS® #E4434515

**\$568,800**

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 large 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 all 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® # E4434515

Price \$568,800



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 5th, 2025
Days on Market	7
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 12th, 2025 at 3:02pm MDT