

Courtesy Of Joshy Madassery Of Kairali Realty Inc.

\$449,000 - 2914 31 Street, Edmonton

MLS® #E4444635

\$449,000

4 Bedroom, 2.00 Bathroom, 1,199 sqft

Single Family on 0.00 Acres

Silver Berry, Edmonton, AB

Discover your dream home in Silver Berry!

This charming 4-level split, offering approximately 1,700 sq ft of total livable space across 4 bedrooms, has been beautifully updated with contemporary colours and finishes. The heart of the home, its kitchen, boasts classic oak cabinets, a large island with ample storage, a pantry, and upgraded appliances, all while keeping you connected to the family room through a convenient cut-out. Enjoy comfortable living with good-sized bedrooms, including an additional one on the lower level. The partially finished basement offers laundry, roughed-in plumbing, and a window, perfect for future development. A double detached garage completes this fantastic property. Located in the family-friendly community of Silver Berry, you'll love the abundant green spaces, playgrounds, and sports fields, plus easy access to shopping, parks, the future recreation complex, Henday, and Whitemud. This is an exceptional opportunity to own a perfect home in a perfect location!

Built in 2003

Essential Information

MLS® # E4444635

Price \$449,000



| | |
|----------------|------------------------|
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,199 |
| Acres | 0.00 |
| Year Built | 2003 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 4 Level Split |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 2914 31 Street |
| Area | Edmonton |
| Subdivision | Silver Berry |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6T 1T9 |

Amenities

| | |
|-----------|------------------------|
| Amenities | Detectors Smoke |
| Parking | Double Garage Detached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|--------------------|
| Exterior | Wood, Vinyl |
| Exterior Features | Fenced, Schools |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed June 27th, 2025
Days on Market 8
Zoning Zone 30

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