

## **\$349,900 - #29 2503 24 Street, Edmonton**

MLS® #E4445929

**\$349,900**

3 Bedroom, 2.50 Bathroom, 1,228 sqft

Condo / Townhouse on 0.00 Acres

Silver Berry, Edmonton, AB

ONE OF THE BEST LOCATIONS IN SOUTH EAST EDMONTON !! Welcome to your perfect home in the heart of Silver Berry. This Beautiful 1200+ Sqft. half duplex comes with 3 BEDROOMS, 2.5 BATHROOMS, FRONT ATTACHED GARAGE, FULLY FINISHED BASEMENT & BACKS ON TO GREEN SPACE. The main floor looks pristine with very well maintained laminate, an amazing living room, a half bath & great size kitchen, Stainless steel appliances & a perfectly placed dinning nook. Upstairs there is a huge master bedroom, 2 additional large bedrooms, a 3pc bathroom & linen closet. Very well planned finished basement has a REC ROOM and an additional 3 pc full Bathroom. The fully fenced, extended backyard with sizeable deck opens directly onto a SOCCER FIELD - ideal for kids, pets & playtime. This place is at a STONE'S THROW FROM MEADOW'S REC CENTRE, NEW PUBLIC HIGH SCHOOL, PUBLIC TRANSPORT & SHOPPING PLAZA (GANESH SWEETS). Whether you are a first time home buyer or an investor, this gem in SILVER BERRY is a must see.

Built in 2006

### **Essential Information**

MLS® # E4445929

Price \$349,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,228
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	#29 2503 24 Street
Area	Edmonton
Subdivision	Silver Berry
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0B5

### Amenities

Amenities	Deck, No Animal Home, No Smoking Home
Parking	Single Garage Attached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 4th, 2025  
Days on Market                2  
Zoning                              Zone 30  
Condo Fee                        \$306

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