

# **\$544,900 - 2931 26 Ave, Edmonton**

MLS® #E4447999

**\$544,900**

4 Bedroom, 3.50 Bathroom, 1,662 sqft

Single Family on 0.00 Acres

Silver Berry, Edmonton, AB

Welcome to this beautiful 2 storey home offering 4 bedrooms, 3.5 baths with SEPARATE ENTRANCE & separate kitchen with double attached garage. The main floor features a bright living room with electric fireplace, main floor laundry, a 2-pc bath for guests. The kitchen offers a large island with breakfast nook, opening to a great size custom built deck, ideal for outdoor entertaining. Upstairs includes 3 generously sized bedrooms, 2 full bath & bonus area. The fully finished basement has another bedroom, SECOND KITCHEN, 4-pc bath & a huge rec room. Backyard has custom build deck with fully fenced backyard and fully landscaped. Upgrades include Dishwasher(2025), HWT(2023), Central Air conditioner(2022), Extended driveway, Laminate flooring upstairs. Located in the desirable SILVERBERRY community, this property is close to schools, public transit, and the Whitemud Freeway. Walking distance to park and Close to all amenities.

Built in 2010

## **Essential Information**

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Price \$544,900

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,662
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2931 26 Ave
Area	Edmonton
Subdivision	Silver Berry
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0H6

### Amenities

Amenities	Air Conditioner, Deck
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Washer, Window Coverings, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Fireplaces	See Remarks
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 16th, 2025
Days on Market	51
Zoning	Zone 30

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