

## \$439,000 - 2912 31 Street, Edmonton

MLS® #E4459319

**\$439,000**

3 Bedroom, 2.50 Bathroom, 1,424 sqft

Single Family on 0.00 Acres

Silver Berry, Edmonton, AB

Welcome to this beautiful 2-storey home in the family desirable community of Silverberry Edmonton, close to Parks, walking trails, features 3 bedrooms, and 2.5 baths. A spacious entryway with newly installed vinyl plank flooring throughout the main floor, freshly painted, brand new roof shingles and brand new carpet upstairs makes this house very desirable. The kitchen offers plenty of cabinets, appliances, pantry & island that overlooks the dining, deck & backyard. East and West facing large windows allow natural light to pour in throughout the house. Laundry and 2pc bath completes the main floor. Upstairs, the master bedroom with attached 4pc Ensuite, plus 2 additional bedrooms, and a 4-pc bath. Unfinished basement with tons of potential. Additional features Close to schools, shopping, and all amenities, quick access to Henday

Built in 2002

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4459319  |
| Price      | \$439,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,424                  |
| Acres          | 0.00                   |
| Year Built     | 2002                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 2912 31 Street |
| Area        | Edmonton       |
| Subdivision | Silver Berry   |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 1T9        |

### Amenities

|           |                                             |
|-----------|---------------------------------------------|
| Amenities | Deck, Detectors Smoke                       |
| Parking   | Parking Pad Cement/Paved, Rear Drive Access |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                  |
| Fireplace         | Yes                                                                        |
| Fireplaces        | Corner                                                                     |
| Stories           | 2                                                                          |
| Has Basement      | Yes                                                                        |
| Basement          | Full, Unfinished                                                           |

### Exterior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                       |
| Exterior Features | Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                  |
| Construction      | Wood, Vinyl                                                                                       |
| Foundation        | Concrete Perimeter                                                                                |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 24th, 2025 |
| Days on Market | 27                   |
| Zoning         | Zone 30              |

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Listing information last updated on October 21st, 2025 at 5:17am MDT