

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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