

## \$614,900 - 3231 22 Street, Edmonton

MLS® #E4429195

**\$614,900**

4 Bedroom, 3.50 Bathroom, 2,083 sqft

Single Family on 0.00 Acres

Silver Berry, Edmonton, AB

Beautiful Family Home with fully finished basement in the southeast community of Silver Berry. Features on the main floor incl. the living room, open to above, with an 18 ft ceiling, family room with a warm & inviting fireplace, den/bedroom & granite countertops throughout the house. This stunning 4-bedroom plus 2 den, 3.5 bathrooms home offers the perfect blend of comfort, style & versatility ~ ideal for multi-generational living or hosting guests with ease. The upper level has the spacious Master Bedroom, complete with a large closet & 5-piece ensuite, two more large bedrooms & the main bath. The basement is fully finished with a spacious living area, full bath, a den & a bedroom. Recent upgrades NEW SHINGLES, NEW HOT WATER TANK in 2022, NEW TOILETS, NEW FAUCETS, NEW TILES ON MAIN FLOOR, NEW APPALIANCES in 2023 & Central Air Conditioning. Attached oversized Garage offers Secure parking and additional storage.

Built in 2006

### Essential Information

MLS® # E4429195

Price \$614,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,083                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3231 22 Street |
| Area        | Edmonton       |
| Subdivision | Silver Berry   |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 0A9        |

### Amenities

|           |  |
|-----------|--|
| Amenities | Deck, Detectors Smoke, No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached                                 |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

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

**Additional Information**

Date Listed            April 4th, 2025  
Days on Market      15  
Zoning                Zone 30

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