

## \$295,000 - 32 380 Silver Berry Road, Edmonton

MLS® #E4432318

**\$295,000**

3 Bedroom, 2.50 Bathroom, 1,199 sqft

Condo / Townhouse on 0.00 Acres

Silver Berry, Edmonton, AB

Welcome to this bright and spacious end-unit townhouse condo, perfectly located across from Silver Berry Park! This home features 3 bedrooms, 2.5 bathrooms, and a cozy fireplace in the living room—perfect for relaxing evenings. Enjoy the benefits of extra privacy and natural light as an end unit. Conveniently situated just minutes from shopping plazas, schools, and transit, this home combines comfort, location, and lifestyle. A great opportunity for first-time buyers, families, or investors!

Built in 2007

### Essential Information

MLS® #	E4432318
Price	\$295,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,199
Acres	0.00
Year Built	2007
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active



## Community Information

Address	32 380 Silver Berry Road
Area	Edmonton
Subdivision	Silver Berry
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0G4

## Amenities

Amenities	Deck, See Remarks
Parking	Single Garage Attached

## Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, No Through Road, Playground Nearby, Public Swimming Pool, Public Transportation, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed	April 23rd, 2025
Days on Market	8
Zoning	Zone 30
Condo Fee	\$225

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real

estate professionals who are members of CREA (REALTOR®®, REALTORS®®) and/or the quality of services they provide (MLS®®, Multiple Listing Service®®)

Listing information last updated on April 30th, 2025 at 11:02pm MDT