

## **\$479,900 - 3231 21 Street, Edmonton**

MLS® #E4461070

**\$479,900**

3 Bedroom, 2.50 Bathroom, 1,601 sqft

Single Family on 0.00 Acres

Silver Berry, Edmonton, AB

JUST MOVE IN to this FULLY FINISHED HOME, situated on a quiet street, in highly desirable Silver Berry. Offering almost 2300 SQFT of living space, 3 bedrooms, 2.5 bathrooms, this home is perfectly suited for those who desire space & comfort. The functional main floor offers an open concept, including a SPACIOUS KITCHEN w/ stainless steel appliances, LARGE LIVING ROOM w/ gas fireplace & endless natural light. The main floor also comes with a handy 2-pc bath & MAIN FLOOR LAUNDRY! Upstairs you will find 3 LARGE BEDROOMS, including a primary w/ spacious ensuite. Downstairs is a LARGE FAMILY ROOM with room for additional bathroom, bathroom rough-ins & ample storage. The FULLY FENCED & LANDSCAPED backyard comes w/ a HUGE deck w/ gazebo, a greenhouse & mature trees. Enjoy the comfort of a DOUBLE ATTACHED GARAGE! Other upgrades include: HWT (2020), FURNACE (2023) & STOVE (2025). Located within walking distance to schools, shopping, Meadows Recreation Centre & so much more. Take advantage of QUICK POSSESSION!

Built in 2006

### **Essential Information**

MLS® #

E4461070



|                |                        |
|----------------|------------------------|
| Price          | \$479,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,601                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3231 21 Street |
| Area        | Edmonton       |
| Subdivision | Silver Berry   |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 0A9        |

### Amenities

|           |                          |
|-----------|--------------------------|
| Amenities | Deck, Gazebo, Greenhouse |
| Parking   | Double Garage Attached   |

### Interior

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

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, No Back Lane, Playground Nearby, Private Setting, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                   |
| Construction      | Wood, Vinyl                                                                                                                        |
| Foundation        | Concrete Perimeter                                                                                                                 |

### **School Information**

|            |                       |
|------------|-----------------------|
| Elementary | Minchau               |
| Middle     | Kate Chegwin          |
| High       | Elder Dr. Whiskeyjack |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 6th, 2025 |
| Days on Market | 21                |
| Zoning         | Zone 30           |

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Listing information last updated on October 27th, 2025 at 8:47pm MDT