

## \$349,900 - #29 2503 24 Street, Edmonton

MLS® #E4445929

**\$349,900**

3 Bedroom, 2.50 Bathroom, 1,228 sqft  
Condo / Townhouse on 0.00 Acres

Silver Berry, Edmonton, AB

ONE OF THE BEST LOCATIONS IN SOUTH EAST EDMONTON !! Welcome to your perfect home in the heart of Silver Berry. This Beautiful 1200+ Sqft. half duplex comes with 3 BEDROOMS, 2.5 BATHROOMS, FRONT ATTACHED GARAGE, FULLY FINISHED BASEMENT & BACKS ON TO GREEN SPACE. The main floor looks pristine with very well maintained laminate, an amazing living room, a half bath & great size kitchen, Stainless steel appliances & a perfectly placed dinning nook. Upstairs there is a huge master bedroom, 2 additional large bedrooms, a 3pc bathroom & linen closet. Very well planned finished basement has a REC ROOM and an additional 3 pc full Bathroom. The fully fenced, extended backyard with sizeable deck opens directly onto a SOCCER FIELD - ideal for kids, pets & playtime. This place is at a STONE'S THROW FROM MEADOW'S REC CENTRE, NEW PUBLIC HIGH SCHOOL, PUBLIC TRANSPORT & SHOPPING PLAZA (GANESH SWEETS). Whether you are a first time home buyer or an investor, this gem in SILVER BERRY is a must see.

Built in 2006

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4445929  |
| Price  | \$349,900 |



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,228             |
| Acres          | 0.00              |
| Year Built     | 2006              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | #29 2503 24 Street |
| Area        | Edmonton           |
| Subdivision | Silver Berry       |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6T 0B5            |

### Amenities

|           |                                       |
|-----------|---------------------------------------|
| Amenities | Deck, No Animal Home, No Smoking Home |
| Parking   | Single Garage Attached                |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 3   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 4th, 2025  
Days on Market                26  
Zoning                              Zone 30  
Condo Fee                        \$306

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