

\$565,000 - 3304 23 Street, Edmonton

MLS® #E4435324

\$565,000

4 Bedroom, 3.50 Bathroom, 1,983 sqft

Single Family on 0.00 Acres

Silver Berry, Edmonton, AB

Welcome to this 2006 Landmark built 4 bedroom, 4 bath, 2-story home (original owners). Sip your morning coffee on your cozy EAST FACING front entry veranda. Upon entering the main level you will be greeted by a media room, and an open concept natural light filled kitchen/living/dining area with MAPLE HARDWOOD FLOORING, and a natural gas fireplace. The kitchen cabinetry is maple and the kitchen & island countertops are granite. The kitchen opens onto a spacious deck taking in a tranquil back yard setting with mature apple, plum and cherry trees in full springtime bloom. A 2 piece bath and MAIN FLOOR LAUNDRY with door opening to an OVERSIZED (21'x 21') GARAGE. Upstairs you will find a BONUS ROOM with Vaulted ceiling, a main 4 piece bath and 3 bedrooms. Master bedroom includes a 4 piece en-suite with soaker tub and a separate shower and water closet, The FULLY FINISHED BASEMENT has a 4 piece bath, an additional bedroom and large family room. HWT just replaced. Definitely a "MUST VIEW" well cared for HOME!

Built in 2006

Essential Information

MLS® # E4435324

Price \$565,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,983
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	3304 23 Street
Area	Edmonton
Subdivision	Silver Berry
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0A7

Amenities

Amenities	Deck, Detectors Smoke, No Animal Home, No Smoking Home
Parking	Double Garage Attached, Over Sized

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Water Conditioner, Water Distiller
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Direct Vent
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Fruit Trees/Shrubs, Landscaped, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 8th, 2025
Days on Market	39
Zoning	Zone 30

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 June 16th, 2025 at 9:17pm MDT