

## \$449,000 - 2914 31 Street, Edmonton

MLS® #E4444635

**\$449,000**

4 Bedroom, 2.00 Bathroom, 1,199 sqft

Single Family on 0.00 Acres

Silver Berry, Edmonton, AB

Discover your dream home in Silver Berry, a charming 4-level split offering 3+1 bedrooms, 2 full baths, and a spacious family room with a cozy fireplace. This beautifully updated residence boasts contemporary colors and finishes throughout. The kitchen features classic oak cabinets, a large island with ample storage, a pantry, and upgraded appliances, all while allowing you to keep an eye on the family room through a convenient cut-out. Good-sized bedrooms provide comfortable living, with an additional bedroom on the lower level. The partially finished basement offers laundry facilities, roughed-in plumbing, and a window for future development. A double detached garage completes this fantastic property. Enjoy the family-friendly atmosphere of Silver Berry with its abundant green spaces, playgrounds, sports fields, and easy access to shopping, parks, the future recreation complex, and major arteries like the Henday and Whitemud. This is an exceptional opportunity to own a perfect home in a perfect location

Built in 2003

### Essential Information

MLS® # E4444635

Price \$449,000



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,199
Acres	0.00
Year Built	2003
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	2914 31 Street
Area	Edmonton
Subdivision	Silver Berry
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1T9

### **Amenities**

Amenities	Detectors Smoke
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                June 27th, 2025  
Days on Market        3  
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 30th, 2025 at 3:32pm MDT