

## **\$459,900 - 2384 28b Avenue, Edmonton**

MLS® #E4445932

**\$459,900**

4 Bedroom, 3.50 Bathroom, 1,325 sqft

Single Family on 0.00 Acres

Silver Berry, Edmonton, AB

Located in the south neighbourhood of Silver Berry, this EAST facing beautifully updated 2-storey home offers comfort, flexibility, and modern appeal. With fresh PAINT throughout and NEW LIGHTING fixtures, the interior feels bright, welcoming, and MOVE-IN ready. The main and upper levels feature a spacious, fantastic layout w/ THREE generous bedrooms, perfect for a growing family. The large living flows seamlessly into the kitchen w/ Stainless Steel Appliances, making it ideal for entertaining. Step outside to a freshly stained deck that enhances curb appeal and provides the perfect spot for relaxing or hosting gatherings. The fully finished basement includes a private ONE BEDROOM in-law suite w/ its own SEPERATE ENTRANCE, complete w/ a bathroom, and living area—ideal for extended family, or potential guests. With shared laundry, an extra large parking pad for 4 vehicles, w/ lots of room still in the backyard. This house is situated close to parks, and schools w/ combined style and functionality!

Built in 2006

### **Essential Information**

MLS® # E4445932

Price \$459,900



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,325
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2384 28b Avenue
Area	Edmonton
Subdivision	Silver Berry
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2A4

### Amenities

Amenities	Deck, No Animal Home, No Smoking Home
Parking	No Garage

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Washer, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed                July 4th, 2025  
Days on Market        12  
Zoning                    Zone 30

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