

## \$614,900 - 3231 22 Street, Edmonton

MLS® #E4429195

**\$614,900**

4 Bedroom, 3.50 Bathroom, 2,083 sqft

Single Family on 0.00 Acres

Silver Berry, Edmonton, AB

Beautiful Family Home with fully finished basement in the southeast community of Silver Berry. Features on the main floor incl. the living room, open to above, with an 18 ft ceiling, family room with a warm & inviting fireplace, den/bedroom & granite countertops throughout the house. This stunning 4-bedroom plus 2 den, 3.5 bathrooms home offers the perfect blend of comfort, style & versatility ~ ideal for multi-generational living or hosting guests with ease. The upper level has the spacious Master Bedroom, complete with a large closet & 5-piece ensuite, two more large bedrooms & the main bath. The basement is fully finished with a spacious living area, full bath, a den & a bedroom. Recent upgrades NEW SHINGLES, NEW HOT WATER TANK in 2022, NEW TOILETS, NEW FAUCETS, NEW TILES ON MAIN FLOOR, NEW APPLIANCES in 2023 & Central Air Conditioning. Attached oversized Garage offers Secure parking and additional storage.

Built in 2006

### Essential Information

MLS® # E4429195

Price \$614,900

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,083
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	3231 22 Street
Area	Edmonton
Subdivision	Silver Berry
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0A9

### **Amenities**

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

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed            April 4th, 2025  
Days on Market      26  
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 April 30th, 2025 at 3:17am MDT