

## \$399,900 - 2305 28a Avenue, Edmonton

MLS® #E4440497

**\$399,900**

2 Bedroom, 3.50 Bathroom, 1,232 sqft

Single Family on 0.00 Acres

Silver Berry, Edmonton, AB

Excellent opportunity to own this unique well kept 2 storey duplex in Wildrose. This large corner lot is well located close to schools, shopping and just steps from an exceptional community center. A charming porch leads you to the front main floor entrance and a spacious living room with a gas fireplace. There is plenty of cupboard and counter space in this large functional kitchen that leads to the back deck and and south facing back yard. The upper floor has two good sized primary bedrooms both complete with en-suite bathrooms. Back alley access leads to a double detached garage with room for additional parking and loads of guest parking on the road.

Built in 2006

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4440497  |
| Price          | \$399,900 |
| Bedrooms       | 2         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,232     |
| Acres          | 0.00      |
| Year Built     | 2006      |



|          |               |
|----------|---------------|
| Type     | Single Family |
| Sub-Type | Half Duplex   |
| Style    | 2 Storey      |
| Status   | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 2305 28a Avenue |
| Area        | Edmonton        |
| Subdivision | Silver Berry    |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6T 0A2         |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Detached |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Insert   |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Back Lane, Corner Lot, Fenced, Flat Site, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 11             |

## Zoning

## Zone 30

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Listing information last updated on June 15th, 2025 at 9:47pm MDT