

## **\$565,000 - 3304 23 Street, Edmonton**

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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	43
Zoning	Zone 30

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