

\$565,000 - 3304 23 Street, Edmonton

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 | 39 |
| Zoning | Zone 30 |

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Listing information last updated on June 15th, 2025 at 11:32pm MDT