

## **\$425,000 - 2711 24 Street, Edmonton**

MLS® #E4443624

**\$425,000**

3 Bedroom, 2.00 Bathroom, 1,106 sqft

Single Family on 0.00 Acres

Silver Berry, Edmonton, AB

Spacious, fully developed 4 lvl split across from the park, close to schools, The Meadows Rec Centre, and an excellent selection of shops and restaurants very close by! Stay cool with Central A/C! Lots of room to spread out- many living spaces to suite your fancy- a bonus room type area upstairs, a front sitting room on the main floor, another casual space w/ gas fireplace on the 3rd level, and a games room on the fourth level! Two bedrooms upstairs, and a third on the third floor, two full bathrooms, vaulted ceilings and laundry room easily accessible from the back yard are just some of the features of this beautiful home! The kitchen has tons of storage space, an island, a pantry- all laid out to be the centre and heart of the home! The massive oversized, insulated and heated garage will be the envy of your neighbours! And just incase you needed more space, the crawl space is perfect for storing all the things that come with a growing family, plus two storage sheds on either side of the garage!

Built in 2006

### **Essential Information**

MLS® # E4443624

Price \$425,000

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,106                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 2711 24 Street |
| Area        | Edmonton       |
| Subdivision | Silver Berry   |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 0A4        |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | On Street Parking, Air Conditioner, Crawl Space, Detectors Smoke, No Smoking Home, Parking-Extra, Vaulted Ceiling, See Remarks |
| Parking Spaces | 4  |
| Parking        | Double Garage Detached   |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Curtains and Blinds |
| Heating      | Forced Air-1, Natural Gas  |
| Fireplace    | Yes  |
| Fireplaces   | Corner   |
| Stories      | 4  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### **Exterior**

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |   |
|-------------------|---|
| Exterior Features | Fenced, Landscaped, Low Maintenance Landscape, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 11              |
| 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 July 1st, 2025 at 6:02pm MDT