

## \$349,000 - 30 380 Silverberry Road, Edmonton

MLS® #E4431553

**\$349,000**

4 Bedroom, 2.50 Bathroom, 1,201 sqft

Condo / Townhouse on 0.00 Acres

Silver Berry, Edmonton, AB

Welcome to this well-maintained approx. 1,200 sq. ft., LOW CONDO FEE townhouse in the desirable SILVER BERRY community. This 4-bedroom, 2.5-bath home offers a spacious layout, modern upgrades, and a prime location near a shopping plaza and park. The main floor features a bright living area with a cozy gas FIREPLACE, a well-appointed kitchen, a dining space, and a half bath. Upstairs, you'll find three bedrooms, including a primary suite with 2 closets, plus a full bath. The FULLY FINISHED BASEMENT adds a fourth bedroom, living area, and full bath. Outside, enjoy an EXTENDED driveway, front-attached Single garage, and a low-maintenance backyard with stone landscaping, a deck, and a privacy wall. Updates include a new hot water tank (2024), central A/C, and shingles already replaced. Located steps from shopping, dining, and parks, this home won't last long!

Built in 2007

### Essential Information

MLS® #	E4431553
Price	\$349,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,201
Acres	0.00
Year Built	2007
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	30 380 Silverberry Road
Area	Edmonton
Subdivision	Silver Berry
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0G4

### Amenities

Amenities	Air Conditioner, Deck, Hot Water Natural Gas, No Animal Home, No Smoking Home, See Remarks
Parking	Single Garage Attached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	None
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Low Maintenance Landscape, Public Transportation, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed	April 17th, 2025
Days on Market	13
Zoning	Zone 30
Condo Fee	\$195



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Listing information last updated on April 30th, 2025 at 1:17pm MDT