

## **\$330,000 - 89 2503 24 Street, Edmonton**

MLS® #E4431355

**\$330,000**

2 Bedroom, 2.50 Bathroom, 1,175 sqft

Condo / Townhouse on 0.00 Acres

Silver Berry, Edmonton, AB

Original owner of this amazing Silver Berry townhouse! This beautifully finished & immaculate 2 bedroom (both primary suites), 2.5 bathroom home is sure to impress the moment you walk in w/ its roomy floor plan and quality finishes. The main floor offers gorgeous hardwood and tile floors, big sunny windows, a spacious living area, a convenient half bath with laundry and a well designed kitchen that features stainless steel appliances, plenty of counter space, gorgeous cabinets w/ lots of storage and sizeable dining area. Upstairs you will find 2 primary bedrooms both w/ full bathrooms and walk in closets, Enjoy summer BBQ's on your back deck overlooking the fully fenced backyard complete with a handy storage shed. Other feat. include an attached garage, neutral paint throughout & a partially finished basement that includes an additional family room. Walking distance to the Meadows Recreation Centre, transit, schools, parks, playgrounds & countless amenities. There is nothing to do but move in and enjoy!

Built in 2006

### **Essential Information**

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Price \$330,000

Bedrooms 2



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,175
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	89 2503 24 Street
Area	Edmonton
Subdivision	Silver Berry
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0B5

### Amenities

Amenities	Deck, No Animal Home, No Smoking Home
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 17th, 2025
Days on Market	2
Zoning	Zone 30
Condo Fee	\$306

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