

## \$385,000 - 2913 23 Street, Edmonton

MLS® #E4431386

**\$385,000**

2 Bedroom, 2.50 Bathroom, 1,200 sqft

Single Family on 0.00 Acres

Silver Berry, Edmonton, AB

This well-maintained 1,200 sq ft 2-storey half duplex sits on a massive 704 sq m lot—one of the largest in the community! The bright, open main floor boasts a gas fireplace, many windows including glass sliding doors leading to a sunny south/southeast-facing backyard, a huge two-tiered deck, a firepit or pool-ready concrete pad, and fruit trees. Upstairs features an updated 4-piece bath and 2 spacious bedrooms, including a primary with dual closets and a private 4-piece ensuite. Backing greenspace and the Meadows Rec Centre, you'll never face another single-family home behind you. The fully finished basement adds a cozy gas fireplace and extra living space for a family room or potential bedroom. Clean, move-in ready, and ideally located with quick access to Anthony Henday & Whitemud Drive.

Built in 2006

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4431386  |
| Price          | \$385,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,200     |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 2006          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 2913 23 Street |
| Area        | Edmonton       |
| Subdivision | Silver Berry   |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 2B2        |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Amenities      | Deck, Fire Pit                     |
| Parking Spaces | 2                                  |
| Parking        | Over Sized, Single Garage Attached |

### Interior

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

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Backs Onto Park/Trees, Fenced, 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

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