

## \$329,000 - 80 2503 24 Street, Edmonton

MLS® #E4448322

**\$329,000**

3 Bedroom, 2.50 Bathroom, 1,163 sqft

Condo / Townhouse on 0.00 Acres

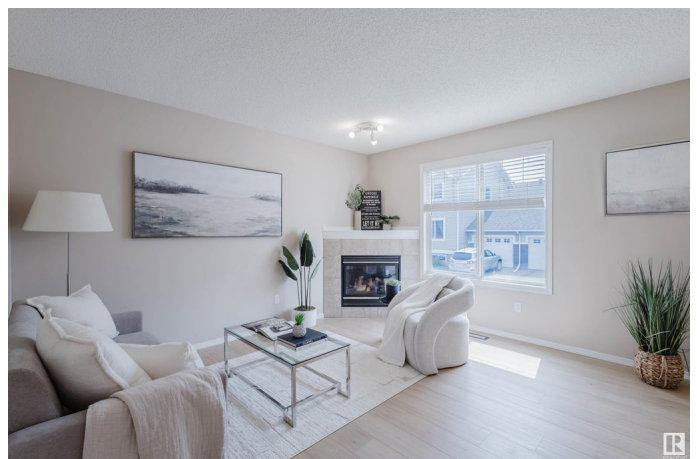
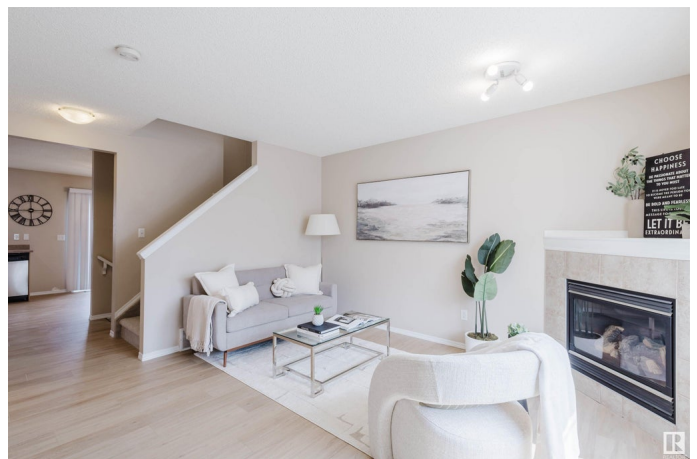
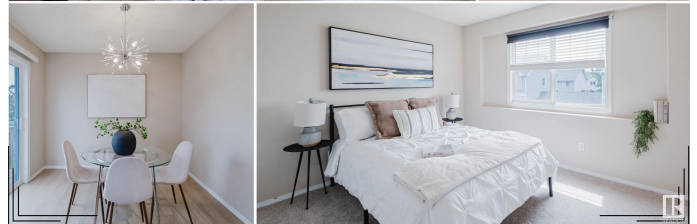
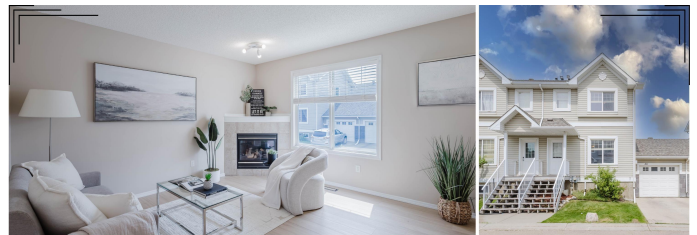
Silver Berry, Edmonton, AB

Welcome to Silver Berry! This immaculate original-owner townhome offers 3 bedrooms, 2.5 baths, and an attached garage with a separate entry to the basement—a rare and valuable feature! Step into a bright, open main floor with new luxury vinyl plank flooring, cozy fireplace, and spacious living/dining area. The kitchen features stainless steel appliances, ample storage, and access to the private deck and fenced backyard—perfect for BBQs and outdoor enjoyment. Upstairs, the primary suite boasts an ensuite bath, and two additional bedrooms share a full bath. The unfinished basement with garage access is ready for your creative vision. New carpet throughout, oversized garage, and thoughtful upgrades make this home move-in ready. Ideally located near the Meadows Rec Centre, schools, parks, playgrounds, shopping, and transit. A Gem!!

Built in 2006

### Essential Information

MLS® #	E4448322
Price	\$329,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,163



Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	80 2503 24 Street
Area	Edmonton
Subdivision	Silver Berry
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0B5

### Amenities

Amenities	Deck
Parking Spaces	2
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                Concrete Perimeter

**School Information**

Elementary                Minchau School  
Middle                      Kate Chegwin School  
High                        Elder Dr. Francis Whiskeyj

**Additional Information**

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

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Listing information last updated on July 19th, 2025 at 8:47am MDT