

## \$499,900 - 3307 24 Av, Edmonton

MLS® #E4463083

**\$499,900**

5 Bedroom, 3.00 Bathroom, 1,084 sqft

Single Family on 0.00 Acres

Silver Berry, Edmonton, AB

Immaculate Bi-Level Home with Over 2000 SqFt of thoughtfully Designed Living Space. This maintained home offers a total of 5 BRs and 3 bathrooms, providing ample space for family living. The main floor offers a inviting living room and a spacious primary suite complete with a private 3-pc ensuite. Additionally, a well-appointed 4-pc bathroom serves the main level with two more BRs. The large eat-in kitchen is designed to accommodate busy mornings, offering generous counter space and a layout that flows seamlessly onto a generously sized deck ideal for outdoor entertaining& gatherings. The fully finished basement with a separate side entrance provides versatility, featuring two additional BRs, a kitchen, 4-pc bathroom, and a flexible living area perfect for extended use. Additional highlights new shingles (2025) and a fenced backyard with no rear neighbors, ensuring privacy. Situated close to schools, shopping, bus stops, playgrounds, and essential amenities.

Built in 2004

### Essential Information

MLS® # E4463083

Price \$499,900

Bedrooms 5



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,084                  |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### **Community Information**

|             |              |
|-------------|--------------|
| Address     | 3307 24 Av   |
| Area        | Edmonton     |
| Subdivision | Silver Berry |
| City        | Edmonton     |
| County      | ALBERTA      |
| Province    | AB           |
| Postal Code | T6T 1Y6      |

### **Amenities**

|                |                                                  |
|----------------|--------------------------------------------------|
| Amenities      | Detectors Smoke, No Animal Home, No Smoking Home |
| Parking Spaces | 4                                                |
| Parking        | Double Garage Attached                           |

### **Interior**

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                   |
| Stories           | 2                                                                                           |
| Has Basement      | Yes                                                                                         |
| Basement          | Full, Finished                                                                              |

### **Exterior**

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                       |
| Exterior Features | Fenced, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                  |
| Construction      | Wood, Vinyl                                                                                                       |

Foundation                      Concrete Perimeter

**School Information**

High                                ELDER DR. FRANCIS WHISKEYJ

**Additional Information**

Date Listed                      October 20th, 2025

Days on Market                16

Zoning                             Zone 30

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