

## \$399,000 - 2904 31 Street, Edmonton

MLS® #E4448892

**\$399,000**

3 Bedroom, 2.00 Bathroom, 1,118 sqft

Single Family on 0.00 Acres

Silver Berry, Edmonton, AB

Welcome to this beautifully maintained 4-level split in the heart of Silver Berry! With 1,638 sq ft of living space, this freshly updated home features new carpet and paint throughout, giving it a modern, move-in-ready feel. Enjoy the spacious open-concept layout with a bright living room, functional kitchen, and plenty of storage. The upper level offers 3 generous bedrooms, including a large primary suite, and a versatile loft—perfect for an office, playroom, or cozy reading nook. The walkout basement provides additional living space, ideal for a family room, gym, or guest area. Thoughtfully designed across four levels, this home is perfect for growing families or those looking for flexibility in layout. Located in a quiet, family-friendly neighborhood, you're minutes from schools, parks, shopping, and transit. This is your chance to live in the sought-after Silver Berry community. Don't miss out—this one won't last!

Built in 2002

### Essential Information

MLS® #	E4448892
Price	\$399,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2



Square Footage	1,118
Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### **Community Information**

Address	2904 31 Street
Area	Edmonton
Subdivision	Silver Berry
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1V1

### **Amenities**

Amenities	On Street Parking, Crawl Space, Detectors Smoke, No Animal Home, No Smoking Home, Vinyl Windows
Parking	No Garage

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Basement	Yes
Basement	Full, Unfinished

### **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                July 21st, 2025  
Days on Market        8  
Zoning                    Zone 30

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