

## \$352,000 - 36 2503 24 Street, Edmonton

MLS® #E4461825

**\$352,000**

4 Bedroom, 2.50 Bathroom, 1,172 sqft

Condo / Townhouse on 0.00 Acres

Silver Berry, Edmonton, AB

Suitable for first-time buyers or investors. This half duplex townhouse offers 4 bedrooms, 2.5 bathrooms, a single attached garage, private fenced yard, and a FULLY FINISHED BASEMENT. The main floor features vinyl flooring, laundry/powder room, living room, and kitchen with eating nook. The upper level includes three bedrooms and a full bathroom. The basement adds a bedroom/den, bathroom, and family room. Deck for outdoor use. Conveniently located near Silverberry Park, playground, shopping, Meadows Recreation Centre, and public transit.

Built in 2006

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4461825          |
| Price          | \$352,000         |
| Bedrooms       | 4                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,172             |
| Acres          | 0.00              |
| Year Built     | 2006              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | 2 Storey          |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 36 2503 24 Street |
| Area        | Edmonton          |
| Subdivision | Silver Berry      |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6T 0B5           |

### Amenities

|           |                                                        |
|-----------|--------------------------------------------------------|
| Amenities | Deck, Detectors Smoke, No Animal Home, No Smoking Home |
| Parking   | Single Garage Attached                                 |

### Interior

|              |                                                                             |
|--------------|-----------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                   |
| Stories      | 3                                                                           |
| Has Basement | Yes                                                                         |
| Basement     | Full, Finished                                                              |

### Exterior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                |
| Exterior Features | Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                           |
| Construction      | Wood, Vinyl                                                                                                                |
| Foundation        | Concrete Perimeter                                                                                                         |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 10th, 2025 |
| Days on Market | 4                  |
| Zoning         | Zone 30            |
| Condo Fee      | \$306              |

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Listing information last updated on October 14th, 2025 at 3:17pm MDT