

# \$179,900 - 307 396 Silver Berry Road, Edmonton

MLS® #E4430443

**\$179,900**

1 Bedroom, 1.00 Bathroom, 671 sqft

Condo / Townhouse on 0.00 Acres

Silver Berry, Edmonton, AB

Move in ready! Welcome home to Village on the Park, where life is conveniently tucked away, but still close to ALL major amenities. This 3rd floor 1bed/1bath w/underground parking is PERFECT and ready for YOU.. at a price YOU can actually AFFORD! From the moment you walk through the doors, you're sure to appreciate all the NATURAL LIGHT that this unit holds in abundance. Kitchen boasts dark cabinetry contrasted by grey counters, SS appliances & offers a clean/smart look + bar seating & overlooks the main living space. Primary bedroom is a great size w/walk in closet, lots of light + across from main 4pc bath. SOUTH facing balcony overlooking trees + in-suite laundry are the cherries on top for this cute/cozy well cared for unit! Building boasts social room, exercise room, guest suite, car wash, awesome little front courtyard, a stone's throw away from large field/play ground, quick access to A. Henday/public transit/shopping.. and SO much more! See it today, before it's gone gone gone

Built in 2010

## Essential Information

MLS® # E4430443

Price \$179,900

Bedrooms 1



Bathrooms	1.00
Full Baths	1
Square Footage	671
Acres	0.00
Year Built	2010
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	307 396 Silver Berry Road
Area	Edmonton
Subdivision	Silver Berry
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0H1

### **Amenities**

Amenities	Car Wash, Exercise Room, Parking-Visitor, Social Rooms, Vinyl Windows, Storage Cage
Parking Spaces	1
Parking	Heated, Insulated, Stall, Underground

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Flat Site, Level Land, Low Maintenance Landscape, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 11th, 2025
Days on Market	89
Zoning	Zone 30
Condo Fee	\$318

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