

## \$528,000 - 3231 21 Street, Edmonton

MLS® #E4440502

**\$528,000**

3 Bedroom, 2.50 Bathroom, 1,607 sqft

Single Family on 0.00 Acres

Silver Berry, Edmonton, AB

Welcome to this charming 2-storey home offering comfort, functionality, and style! The spacious front foyer with open-to-below design creates a bright, airy feel. The main floor features a cozy living room with gas fireplace and a well-planned kitchen with large peninsula island, stainless steel appliances, and Bosch dishwasher—perfect for daily living and entertaining. A dedicated laundry room and powder room complete the main level. Upstairs, the primary bedroom offers a ceiling fan and private ensuite. The fully finished basement adds versatile living space for family or guests. Enjoy the beautifully fenced backyard with gazebo, greenhouse, and mature trees—including lilacs, a Royal Norwegian Maple, and two Siberian Maples. Bonus: newer hot water tank (2020) and furnace (2023) for added peace of mind. Located near The Meadows Rec Centre, schools, and shopping—this home has it all in a fantastic neighbourhood! Some photos are virtually staged.

Built in 2006

### Essential Information

MLS® # E4440502

Price \$528,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,607
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3231 21 Street
Area	Edmonton
Subdivision	Silver Berry
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0A9

### Amenities

Amenities	Deck, Gazebo, Greenhouse
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	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 WJ School

### **Additional Information**

Date Listed	June 5th, 2025
Days on Market	20
Zoning	Zone 30

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Listing information last updated on June 25th, 2025 at 4:32pm MDT