

\$349,000 - 30 380 Silverberry Road, Edmonton

MLS® #E4431553

\$349,000

4 Bedroom, 2.50 Bathroom, 1,201 sqft
Condo / Townhouse on 0.00 Acres

Silver Berry, Edmonton, AB

Welcome to this well-maintained approx. 1,200 sq. ft., LOW CONDO FEE townhouse in the desirable SILVER BERRY community. This 4-bedroom, 2.5-bath home offers a spacious layout, modern upgrades, and a prime location near a shopping plaza and park. The main floor features a bright living area with a cozy gas FIREPLACE, a well-appointed kitchen, a dining space, and a half bath. Upstairs, you'll find three bedrooms, including a primary suite with 2 closets, plus a full bath. The FULLY FINISHED BASEMENT adds a fourth bedroom, living area, and full bath. Outside, enjoy an EXTENDED driveway, front-attached Single garage, and a low-maintenance backyard with stone landscaping, a deck, and a privacy wall. Updates include a new hot water tank (2024), central A/C, and shingles already replaced. Located steps from shopping, dining, and parks, this home won't last long!

Built in 2007

Essential Information

MLS® #	E4431553
Price	\$349,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,201
Acres	0.00
Year Built	2007
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	30 380 Silverberry Road
Area	Edmonton
Subdivision	Silver Berry
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0G4

Amenities

Amenities	Air Conditioner, Deck, Hot Water Natural Gas, No Animal Home, No Smoking Home, See Remarks
Parking	Single Garage Attached

Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	None
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Low Maintenance Landscape, Public Transportation, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	April 17th, 2025
Days on Market	3
Zoning	Zone 30
Condo Fee	\$195



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Listing information last updated on April 20th, 2025 at 4:17am MDT