

## \$385,000 - 2913 23 Street, Edmonton

MLS® #E4431386

**\$385,000**

2 Bedroom, 2.50 Bathroom, 1,200 sqft

Single Family on 0.00 Acres

Silver Berry, Edmonton, AB

This well-maintained 1,200 sq ft 2-storey half duplex sits on a massive 704 sq m lot—one of the largest in the community! The bright, open main floor boasts a gas fireplace, many windows including glass sliding doors leading to a sunny south/southeast-facing backyard, a huge two-tiered deck, a firepit or pool-ready concrete pad, and fruit trees. Upstairs features an updated 4-piece bath and 2 spacious bedrooms, including a primary with dual closets and a private 4-piece ensuite. Backing greenspace and the Meadows Rec Centre, you'll never face another single-family home behind you. The fully finished basement adds a cozy gas fireplace and extra living space for a family room or potential bedroom. Clean, move-in ready, and ideally located with quick access to Anthony Henday & Whitemud Drive.

Built in 2006

### Essential Information

MLS® #	E4431386
Price	\$385,000
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,200
Acres	0.00



Year Built	2006
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	2913 23 Street
Area	Edmonton
Subdivision	Silver Berry
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2B2

### **Amenities**

Amenities	Deck, Fire Pit
Parking Spaces	2
Parking	Over Sized, Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed April 17th, 2025

Days on Market 2

Zoning Zone 30

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