

Edmonton — **Silver Berry** — **LP: $349,900**

2879 23 ST NW — T6T 0A2 — SP:

ACTIVE

Listing ID #	E4511779		
Building Type	Half Duplex		
Style	2 Storey	**Sold Date**	
Year Built	2006	**Bedrooms Above**	2
Full Baths	2	**Bedrooms Total**	2
Half Baths	1	**Basement**	Full
Total Baths	2.1	**Basement Dev**	Unfinished
Tot Flr AG SqFt	1,186.19	**Tot Flr AG SqM**	110.20

Welcome to Silver Berry. This two bedroom, three bathroom property is an exceptional opportunity that offers tremendous value. This home has an open floorplan with a kitchen/living room space that is ideal for hosting. Sliding doors open onto a great deck, ideal to enjoy a morning coffee or a summer barbecue. The backyard has been meticulously maintained and gardened to perfection. Upstairs you will find two large bedrooms and two full 4/pc bathrooms. The basement is a blank slate ready for development to the taste of the new owner. Recent upgrades include a new dishwasher in 2025, washer/dryer in 2025, and new shingles in 2026. This home has been lovingly maintained by the original owner and is move-in ready for its next chapter. Don't miss it!

Directions

Living Room	3.47 x 4.19	M	**Bedroom 3**	**Bath#**	**#pcs**	**Lvl**	**Ens**	**Level**	**SqM**	**SF**
Dining Room	2.36 x 2.50	M	**Bedroom 4**	**1**	4	U	Yes	**Main**		
Kitchen	4.01 x 3.27	M		**2**	4	U	No	**Upper**		
Family Room				**3**	2	M	No	**Above Grd**		
Den				**4**				**Lower**		
Bonus Room				**5**				**Below Grd**		
Primary Bedrm	4.20 x 3.87	U		**6**				**Tot Flr AG**	110.20	1,186.19
Bedroom 2	3.92 x 4.40	U		**7**				**# Finished**	2	

Heat Source	Natural Gas	**Construction**	Wood Frame
Heat Type	Forced Air-1	**Basement**	Full / Unfinished
Foundation	Concrete	**Separate Ent**	
Roof Type	Asphalt Shingles	**2nd Suite**	No **Permit By Seller**
Exterior	Vinyl	**Garage Suite**	**Permit**
Flooring	Carpet, Ceramic Tile, Laminate Flooring	**Garden Suite**	**Permit**
Features	Detectors Smoke, Front Porch	**Lot Shape**	Rectangular **Front Expsure** West
		Lot Size SqM	254.98 **F x D (m)** x
		Zoning	
		Tax Amount	$3,472.62 / 2025
		Conform Type	
		Conform Year	
Goods Incl	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Gas, Washer, Window Coverings	**Goods Excl**	freezer, fridge in basement
		Warranty	
		Fireplace	
Site Features	Backs Onto Park/Trees, Fenced, Landscaped, Low Maintenance Landscape, Schools	**FP Fuel**	
		FP Type	
		HOA Y/N	No
		HOA Fee/Schd	/
Parking	Insulated, Single Garage Attached	**HOA Fee Incls**	
Road Access	Paved	**Park Encl/Tot**	/ **Garage Dim**

Condo Name		**Floor Location**	**Floor#**
Condo Fee	**Fee Schedule**	**#Floors in Build**	**Elevator**
Fee Includes		**Balcony/Terrace**	**Min Age**
		Titled Storage	
		Parking Type	
		Unit Exposure	