

## \$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 1:32pm MDT