

## \$579,900 - 3340 24 Avenue, Edmonton

MLS® #E4437779

**\$579,900**

5 Bedroom, 3.50 Bathroom, 1,939 sqft

Single Family on 0.00 Acres

Silver Berry, Edmonton, AB

**\*\*INVESTOR ALERT\*\*FIRST TIME HOME BUYERS\*\*** Exceptional Opportunity in the **\*\*SILVERBERRY\*\*** , This beautifully maintained 2-storey home, complemented by a **\*\*FULLY FINISHED BASEMENT\*\*SECOND KITCHEN\*\***. The property features 4 spacious bedrooms and 3.5 bathrooms, including a luxurious master suite with a jetted tub and walk-in closet. The main floor boasts elegant hardwood flooring, a generous den, a well-appointed kitchen with an island, a dining area, and a spacious family room complete with a cozy fireplace. Additional highlights include a convenient main floor laundry room and a 2-piece powder room. Upstairs, youâ€™™ll find three well-sized bedrooms, a 4-piece bathroom, and a large bonus room perfect for additional living or recreational space. The fully finished basement includes a sizeable family room, an additional bedroom, and a full 4-piece bathroom. Additional features include a double attached garage and a fully landscaped yard, making this home move-in ready and perfect for families of all sizes.

Built in 2004

### Essential Information

MLS® # E4437779

Price \$579,900



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,939
Acres	0.00
Year Built	2004
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3340 24 Avenue
Area	Edmonton
Subdivision	Silver Berry
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1Y6

### Amenities

Amenities	Carbon Monoxide Detectors, Detectors Smoke
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Hood Fan, Oven-Microwave, Stove-Gas, Dryer-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	None
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Playground Nearby, Public Transportation,

	Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 20th, 2025
Days on Market	28
Zoning	Zone 30

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 17th, 2025 at 1:17pm MDT