

## \$499,900 - 3231 21 Street, Edmonton

MLS® #E4440502

**\$499,900**

3 Bedroom, 2.50 Bathroom, 1,607 sqft

Single Family on 0.00 Acres

Silver Berry, Edmonton, AB

Welcome to this charming 2-storey home offering comfort, functionality, and style! Step into a spacious front foyer with an open-to-below design that creates a bright, airy feel. The main floor features a cozy living room with a gas fireplace and a well-laid-out kitchen with a large peninsula island, stainless steel appliances, and a Bosch dishwasher—perfect for everyday cooking or entertaining guests. A designated laundry room and convenient powder room complete the main level. Upstairs, the primary bedroom includes a ceiling fan and private ensuite for added comfort. The fully finished basement provides extra living space for family gatherings and entertainment. Step outside to a beautifully fenced backyard with a gazebo, greenhouse, and mature trees—including 2 lilacs, a Norwegian Royal Maple, and 2 Siberian Maples. Located close to The Meadows Rec Centre, shopping, and schools, this home has everything your family needs in a fantastic neighbourhood! Some photos are virtually staged.

Built in 2006

### Essential Information

MLS® # E4440502

Price \$499,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,607                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3231 21 Street |
| Area        | Edmonton       |
| Subdivision | Silver Berry   |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 0A9        |

### Amenities

|           |                          |
|-----------|--------------------------|
| Amenities | Deck, Gazebo, Greenhouse |
| Parking   | Double Garage Attached   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Corner   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, |

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

### School Information

|            |                            |
|------------|----------------------------|
| Elementary | Minchau School             |
| Middle     | Kate Chegwin School        |
| High       | Elder Dr.Francis WJ School |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 12             |
| Zoning         | Zone 30        |

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Listing information last updated on June 17th, 2025 at 4:47am MDT