

## **\$459,900 - 2384 28b Avenue, Edmonton**

MLS® #E4445932

**\$459,900**

4 Bedroom, 3.50 Bathroom, 1,325 sqft

Single Family on 0.00 Acres

Silver Berry, Edmonton, AB

Located in the south neighbourhood of Silver Berry, this EAST facing beautifully updated 2-storey home offers comfort, flexibility, and modern appeal. With fresh PAINT throughout and NEW LIGHTING fixtures, the interior feels bright, welcoming, and MOVE-IN ready. The main and upper levels feature a spacious, fantastic layout w/ THREE generous bedrooms, perfect for a growing family. The large living flows seamlessly into the kitchen w/ Stainless Steel Appliances, making it ideal for entertaining. Step outside to a freshly stained deck that enhances curb appeal and provides the perfect spot for relaxing or hosting gatherings. The fully finished basement includes a private ONE BEDROOM in-law suite w/ its own SEPERATE ENTRANCE, complete w/ a bathroom, and living area—ideal for extended family, or potential guests. With shared laundry, an extra large parking pad for 4 vehicles, w/ lots of room still in the backyard. This house is situated close to parks, and schools w/ combined style and functionality!

Built in 2006

### **Essential Information**

MLS® # E4445932

Price \$459,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,325                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 2384 28b Avenue |
| Area        | Edmonton        |
| Subdivision | Silver Berry    |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6T 2A4         |

### Amenities

|           |                                       |
|-----------|---------------------------------------|
| Amenities | Deck, No Animal Home, No Smoking Home |
| Parking   | No Garage                             |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Washer, Refrigerators-Two, Stoves-Two |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Playground Nearby, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter                                       |

**Additional Information**

Date Listed                July 4th, 2025  
Days on Market        3  
Zoning                    Zone 30

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