

## \$579,900 - 3008 24 Avenue, Edmonton

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MLS® #E4459775

**\$579,900**

4 Bedroom, 3.50 Bathroom, 1,730 sqft

Single Family on 0.00 Acres

Silver Berry, Edmonton, AB

Welcome to this beautifully upgraded two-storey home in the highly sought-after Silver Berry community. The main floor features a bright living room with a cozy gas fireplace, an open dining area, and a stylish kitchen with maple cabinets, a center island, a corner pantry, and convenient main-floor laundry, along with a 2-piece powder room for guests. Upstairs, you'll find a spacious primary bedroom with a walk-in closet and private ensuite, two additional bedrooms with closets, a full 4-piece bathroom, and a generous family/bonus room. The FULLY FINISHED BASEMENT with SEPARATE ENTRANCE offers a second kitchen, a large family room, a utility/storage room, an additional bedroom, and another full 4-piece bathroom "making it perfect for extended family or guests. This home also features a brand-new roof, adding peace of mind and long-term value. With its smart upgrades, functional spaces, and ideal layout, it's perfect for comfortable family living or multi-generational use.

Built in 2007

### Essential Information

MLS® # E4459775

Price \$579,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,730                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3008 24 Avenue |
| Area        | Edmonton       |
| Subdivision | Silver Berry   |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 0G7        |

### Amenities

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

### Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                 |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                        |
| Fireplace         | Yes                                                                                                              |
| Fireplaces        | Glass Door                                                                                                       |
| Stories           | 3                                                                                                                |
| Has Suite         | Yes                                                                                                              |
| Has Basement      | Yes                                                                                                              |
| Basement          | Full, Finished                                                                                                   |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

Exterior Features    Airport Nearby, Playground N  
Roof                    Asphalt Shingles  
Construction        Wood, Vinyl  
Foundation          Concrete Perimeter

**Additional Information**

Date Listed            September 26th, 2025  
Days on Market        18  
Zoning                  Zone 30



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