

## \$544,900 - 2931 26 Ave, Edmonton

MLS® #E4447999

**\$544,900**

4 Bedroom, 3.50 Bathroom, 1,662 sqft

Single Family on 0.00 Acres

Silver Berry, Edmonton, AB

Welcome to this beautiful 2 storey home offering 4 bedrooms, 3.5 baths with SEPARATE ENTRANCE & separate kitchen with double attached garage. The main floor features a bright living room with electric fireplace, main floor laundry, a 2-pc bath for guests. The kitchen offers a large island with breakfast nook, opening to a great size custom built deck, ideal for outdoor entertaining. Upstairs includes 3 generously sized bedrooms, 2 full bath & bonus area. The fully finished basement has another bedroom, SECOND KITCHEN, 4-pc bath & a huge rec room. Backyard has custom build deck with fully fenced backyard and fully landscaped. Upgrades include Dishwasher(2025), HWT(2023), Central Air conditioner(2022), Extended driveway, Laminate flooring upstairs. Located in the desirable SILVERBERRY community, this property is close to schools, public transit, and the Whitemud Freeway. Walking distance to park and Close to all amenities.

Built in 2010

### Essential Information

MLS® # E4447999

Price \$544,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,662                  |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |              |
|-------------|--------------|
| Address     | 2931 26 Ave  |
| Area        | Edmonton     |
| Subdivision | Silver Berry |
| City        | Edmonton     |
| County      | ALBERTA      |
| Province    | AB           |
| Postal Code | T6T 0H6      |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Air Conditioner, Deck  |
| Parking   | Double Garage Attached |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Washer, Window Coverings, Refrigerators-Two, Stoves-Two |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplaces        | See Remarks   |
| Stories           | 3   |
| 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 |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 16th, 2025 |
| Days on Market | 6               |
| Zoning         | Zone 30         |

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Listing information last updated on July 22nd, 2025 at 6:17am MDT