

## \$399,500 - 2832 26 Street, Edmonton

MLS® #E4449590

**\$399,500**

4 Bedroom, 3.50 Bathroom, 1,169 sqft

Single Family on 0.00 Acres

Silver Berry, Edmonton, AB

This well-maintained freehold half-duplex in Silverberry, features 4 bedrooms, 3.5 baths and a family room. Kitchen comes with SS appliances, back splash tiles, huge island, lots of cabinetry space. Adjoining is the dining area. Living room is quite spacious and overlooks huge backyard. Main floor has vinyl flooring throughout and gets completed with a 2 pc bath. Upstairs you will find master bedroom with 4 pc ensuite and Walk-in closet. There are also 2 more decent sized bedrooms and a 3 pc bath on the upper floor. Basement is fully finished and has 1 bed room and a den with a full bathroom. Single garage attached and good size backyard to enjoy all season long! With walking trails, parks, and school few steps away, this home offers convenience and perfection. Move-in ready, so it's perfect if that's a priority! Come and check it out!

Built in 2005

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4449590  |
| Price          | \$399,500 |
| Bedrooms       | 4         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,169     |



|            |               |
|------------|---------------|
| Acres      | 0.00          |
| Year Built | 2005          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 2832 26 Street |
| Area        | Edmonton       |
| Subdivision | Silver Berry   |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 2A2        |

### Amenities

|                |                                                                                                                |
|----------------|----------------------------------------------------------------------------------------------------------------|
| Amenities      | Detectors Smoke, Front Porch, Hot Water Natural Gas, Hot Wtr Tank-Energy Star, No Animal Home, No Smoking Home |
| Parking Spaces | 2                                                                                                              |
| Parking        | Front Drive Access, Single Garage Attached                                                                     |

### Interior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                        |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                               |
| Fireplace         | Yes                                                                                                                     |
| Fireplaces        | Glass Door                                                                                                              |
| Stories           | 3                                                                                                                       |
| Has Basement      | Yes                                                                                                                     |
| Basement          | Full, Finished                                                                                                          |

### Exterior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                       |
| Exterior Features | Backs Onto Park/Trees, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                  |
| Construction      | Wood, Vinyl                                                                                       |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 25th, 2025

Days on Market                42

Zoning                              Zone 30

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Listing information last updated on September 5th, 2025 at 9:48am MDT