

## \$489,900 - 2427 28b Avenue, Edmonton

MLS® #E4448664

**\$489,900**

3 Bedroom, 3.50 Bathroom, 1,421 sqft

Single Family on 0.00 Acres

Silver Berry, Edmonton, AB

Welcome to Stunning Renovated Home Backing onto Park in Silverberry! Beautifully updated and move-in ready, this fully finished Detached 3 bedroom, 3.5 bathroom home offers over 2,000 sq ft of comfortable living space. It features a double Detach garage and backs directly onto a Silverberry park . The main floor showcases a modern kitchen with upgraded tile backsplash, countertops, and cabinetry, complemented by a spacious dining and living area with newer vinyl flooring. Upstairs, enjoy 3 generous bedrooms including a large primary with full ensuite. Additional updates include: new shingles, fresh paint, newer carpet, and more. The fully finished basement is ideal for entertaining, featuring rough-ins for a home theatre , extra bedroom potential and a newly renovated 3-piece bath. Unbeatable location – just a 2-minute drive to the Meadows Rec Centre, shopping centre, and high school. A must-see for families or investors!

Built in 2004

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4448664  |
| Price     | \$489,900 |
| Bedrooms  | 3         |
| Bathrooms | 3.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,421                  |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 2427 28b Avenue |
| Area        | Edmonton        |
| Subdivision | Silver Berry    |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6T 2A3         |

### Amenities

|           |                                                  |
|-----------|--------------------------------------------------|
| Amenities | Detectors Smoke, No Animal Home, No Smoking Home |
| Parking   | Double Garage Detached                           |

### Interior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                       |
| Stories           | 3                                                                               |
| Has Basement      | Yes                                                                             |
| Basement          | Full, Finished                                                                  |

### Exterior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                             |
| Exterior Features | Back Lane, Backs Onto Park/Trees, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                                                                        |
| Construction      | Wood, Vinyl                                                                                             |
| Foundation        | Concrete Perimeter                                                                                      |

**Additional Information**

Date Listed                July 18th, 2025  
Days on Market        16  
Zoning                    Zone 30

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