

Courtesy Of Steve W Leddy Of RE/MAX Elite

# **\$179,900 - 307 396 Silver Berry Road, Edmonton**

MLS® #E4450280

**\$179,900**

1 Bedroom, 1.00 Bathroom, 671 sqft

Condo / Townhouse on 0.00 Acres

Silver Berry, Edmonton, AB

Move in ready! Welcome home to Village on the Park, where life is conveniently tucked away, but still close to ALL major amenities. This 3rd floor 1bed/1bath w/underground parking is PERFECT and ready for YOU.. at a price YOU can actually AFFORD! From the moment you walk through the doors, you're sure to appreciate all the NATURAL LIGHT that this unit holds in abundance. Kitchen boasts dark cabinetry contrasted by grey counters, SS appliances & offers a clean/smart look + bar seating & overlooks the main living space. Primary bedroom is a great size w/walk in closet, lots of light + across from main 4pc bath. SOUTH facing balcony overlooking trees + in-suite laundry are the cherries on top for this cute/cozy well cared for unit! Building boasts social room, exercise room, guest suite, car wash, awesome little front courtyard, a stone's throw away from large field/play ground, quick access to A. Henday/public transit/shopping.. and SO much more! See it today, before it's gone gone gone

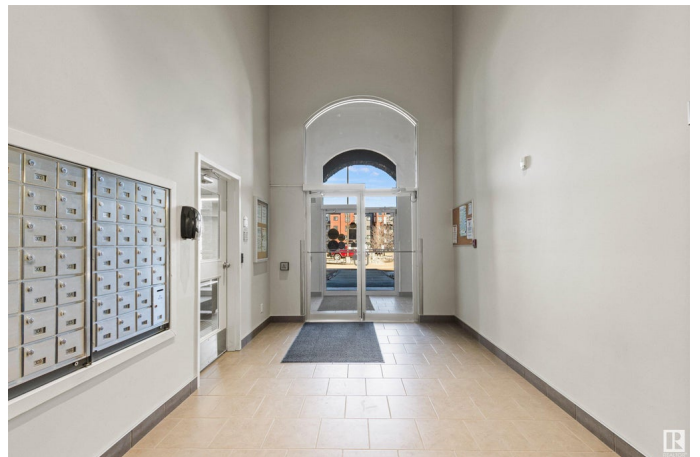
Built in 2010

## **Essential Information**

MLS® # E4450280

Price \$179,900

Bedrooms 1



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 671                    |
| Acres          | 0.00                   |
| Year Built     | 2010                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 307 396 Silver Berry Road |
| Area        | Edmonton                  |
| Subdivision | Silver Berry              |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6T 0H1                   |

### Amenities

|                |                                                                                     |
|----------------|-------------------------------------------------------------------------------------|
| Amenities      | Car Wash, Exercise Room, Parking-Visitor, Social Rooms, Vinyl Windows, Storage Cage |
| Parking Spaces | 1                                                                                   |
| Parking        | Heated, Insulated, Stall, Underground                                               |

### Interior

|              |                                                                                    |
|--------------|------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Hot Water, Natural Gas                                                             |
| # of Stories | 4                                                                                  |
| Stories      | 1                                                                                  |
| Has Basement | Yes                                                                                |
| Basement     | None, No Basement                                                                  |

### Exterior

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                |
| Exterior Features | Flat Site, Level Land, Low Maintenance Landscape, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                  |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 2               |
| Zoning         | Zone 30         |
| Condo Fee      | \$318           |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 1st, 2025 at 9:18am MDT