

## **\$319,900 - #51, 2503 24 Street, Edmonton**

MLS® #E4455917

### **\$319,900**

3 Bedroom, 1.50 Bathroom, 1,170 sqft

Condo / Townhouse on 0.00 Acres

Silver Berry, Edmonton, AB

Welcome to this fantastic CORNER UNIT Townhouse located in Silver Berry. The home is across the road from shopping, steps from public transportation, schools and lots of street parking. perfect for first-time buyers or investors. home offers 3 bedrooms and a single attached oversize garage with a SEPARATE ENTRY DOOR to the basement. The main floor offers a spacious living area, big sunny windows, a convenient half bath with laundry, dinning area and well designed kitchen with plenty of counter space. upstairs you will find 3 bedrooms, walkout closet and full washroom. Enjoy summer BBQ on your private back deck and fully fenced backyard. The unfinished basement offers endless potential with big windows and space for future development. Don't miss this amazing opportunity.

Built in 2006

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4455917  |
| Price          | \$319,900 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,170     |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2006              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | #51, 2503 24 Street |
| Area        | Edmonton            |
| Subdivision | Silver Berry        |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6T 0B5             |

### Amenities

|           |                                                                                               |
|-----------|-----------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Deck, Detectors Smoke, No Animal Home, No Smoking Home |
| Parking   | Over Sized, Single Garage Attached                                                            |

### Interior

|              |                                                                                                             |
|--------------|-------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                   |
| Stories      | 2                                                                                                           |
| Has Basement | Yes                                                                                                         |
| Basement     | Full, Unfinished                                                                                            |

### Exterior

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                     |
| Exterior Features | Airport Nearby, Corner Lot, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                |
| Construction      | Wood, Vinyl                                                                                                                     |
| Foundation        | Concrete Perimeter                                                                                                              |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 3rd, 2025 |
| Days on Market | 57                  |

|           |         |
|-----------|---------|
| Zoning    | Zone 30 |
| Condo Fee | \$306   |

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Listing information last updated on October 30th, 2025 at 12:47pm MDT