

## \$369,000 - 2336 28b Ave Nw, Edmonton

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MLS® #E4452145

**\$369,000**

3 Bedroom, 1.50 Bathroom, 1,196 sqft

Single Family on 0.00 Acres

Silver Berry, Edmonton, AB

Welcome to this beautiful 2-storey home located in the highly sought-after community of Silver Berry. The main floor features a spacious living room with a cozy fireplace, a generous dining area, and a well-appointed kitchen—perfect for family gatherings and entertaining. Step outside to a large backyard, STORAGE SHED, ideal for gardening, outdoor activities, or simply relaxing during the summer. Upstairs, you’ll find a bright and comfortable primary bedroom along with two additional bedrooms. The fully finished basement serves as a perfect recreational space or media room. Enjoy the convenience of CENTRALIZED VACUUM, front-attached garage an essential comfort during cold Alberta winters. Recent upgrades include new shingles (2025), ensuring peace of mind for years to come. This home is ideally situated with an alley beside it, offering additional privacy and only one direct neighbor. Just a minute away from the Meadows REC Centre, high schools, public transportation, shopping centers and other amenities.

Built in 2006

### Essential Information

MLS® # E4452145

Price \$369,000



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 1.50          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,196         |
| Acres          | 0.00          |
| Year Built     | 2006          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 2336 28b Ave Nw |
| Area        | Edmonton        |
| Subdivision | Silver Berry    |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6T 2A4         |

### Amenities

|           |                                                        |
|-----------|--------------------------------------------------------|
| Amenities | Deck, Detectors Smoke, No Animal Home, No Smoking Home |
| Parking   | Single Garage Attached                                 |

### Interior

|              |                                                                  |
|--------------|------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                        |
| Fireplace    | Yes                                                              |
| Fireplaces   | Mantel                                                           |
| Stories      | 3                                                                |
| Has Basement | Yes                                                              |
| Basement     | Full, Finished                                                   |

### Exterior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                     |
| Exterior Features | Back Lane, Corner Lot, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                |

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

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 15               |
| Zoning         | Zone 30          |

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