

Courtesy Of Pankaj Batra Of RE/MAX Excellence

## **\$264,990 - # 19 2503 24 Street Nw, Edmonton**

MLS® #E4193452

### **\$264,990**

3 Bedroom, 3.00 Bathroom, 1,100 sqft  
Condo / Townhouse on 0 Acres

Silver Berry, Edmonton, AB

ONE OF THE BEST LOCATIONS IN SOUTH EAST EDMONTON!! Welcome to this Marvelous, spacious and one of its kind half duplex in the community of Silver Berry. It's immediate possession with 1100 Sq. ft. of living space plus FINISHED BASEMENT, 3 bedrooms, 2.5 bathrooms & FRONT ATTACHED GARAGE. Front entrance leads to an amazing and luxurious front living room and great size U-shaped kitchen perfect for people needing more work space for cooking needs. There is a half bath and laundry on the main floor. Upstairs there is a master bedroom w/3pc ensuite & 2 additional decent sized bedrooms w/3pc bathroom & linen closet. Very well planned finished basement has a REC ROOM. Walking distance to SAVE-ON-FOODS, TIM HORTONS, SHOPPERS DRUG MART. Best of all, 2-3 mins drive to the Meadows Community Recreation Center & nearby places of worship. Condo living at its very best with family friendly neighborhood.

Built in 2006

### **Essential Information**

MLS® #	E4193452
Price	\$264,990
Bedrooms	3



Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,100
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	ACTIVE

### **Community Information**

Address	# 19 2503 24 Street Nw
Area	Edmonton
Subdivision	Silver Berry
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0B5

### **Amenities**

Features	Deck, Secured Parking, See Remarks
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior	Carpet, Laminate Flooring
Interior Features	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1
Has Basement	Yes
Basement	Full, Fully Finished
# of Stories	3

### **Exterior**

Exterior	Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood Frame
Foundation	Concrete

**Additional Information**

Condo Fee	\$218
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Listing information last updated on July 3rd, 2020 at 4:46pm MDT