

## \$499,900 - 3231 21 Street, Edmonton

MLS® #E4450400

**\$499,900**

3 Bedroom, 2.50 Bathroom, 1,607 sqft

Single Family on 0.00 Acres

Silver Berry, Edmonton, AB

Welcome to this charming 2-storey home offering comfort, functionality, and style! The spacious front foyer with open-to-below design creates a bright, airy feel. The main floor features a cozy living room with gas fireplace and a well-planned kitchen with large peninsula island, stainless steel appliances, and Bosch dishwasher—perfect for daily living and entertaining. A dedicated laundry room and powder room complete the main level. Upstairs, the primary bedroom offers a ceiling fan and private ensuite. The fully finished basement adds versatile living space for family or guests. Enjoy the beautifully fenced backyard with gazebo, greenhouse, and mature trees—including lilacs, a Royal Norwegian Maple, and two Siberian Maples. Bonus: newer hot water tank (2020), furnace (2023), Stove (2025) for added peace of mind. Located near The Meadows Rec Centre, schools, and shopping—this home has it all in a fantastic neighbourhood! Some photos are virtually staged.

Built in 2006

### Essential Information

MLS® # E4450400

Price \$499,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,607                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3231 21 Street |
| Area        | Edmonton       |
| Subdivision | Silver Berry   |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 0A9        |

### Amenities

|           |                          |
|-----------|--------------------------|
| Amenities | Deck, Gazebo, Greenhouse |
| Parking   | Double Garage Attached   |

### Interior

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                         |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas                                                                                                |
| Fireplace         | Yes                                                                                                                      |
| Fireplaces        | Corner                                                                                                                   |
| Stories           | 2                                                                                                                        |
| Has Basement      | Yes                                                                                                                      |
| Basement          | Full, Finished                                                                                                           |

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                            |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Minchau School             |
| Middle     | Kate Chegwin School        |
| High       | Elder Dr.Francis WJ School |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 2               |
| Zoning         | Zone 30         |

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Listing information last updated on August 1st, 2025 at 8:03pm MDT