

## \$299,900 - 12 671 Silver Berry Road, Edmonton

MLS® #E4457391

**\$299,900**

2 Bedroom, 2.00 Bathroom, 915 sqft

Condo / Townhouse on 0.00 Acres

Silver Berry, Edmonton, AB

Welcome to Creekside Villas! Located RIGHT-ON-THE-EDGE of Edmonton's BEAUTIFUL MILL CREEK RAVINE, home to so much beautiful nature & walking trails, sometime you forget you're in the city! This BUNGALOW Style Carriage home is MOVE-IN-READY. Enjoy TWO Bedroom's, TWO FULL Bathrooms, and very importantly (and rare) TWO PARKING STALLS! This home was fully upgraded from the builder throughout with many very nice finishes. You will also love the comfort of AIR CONDITIONING in our HOT summer months!

This unit is one of a SELECT FEW that comes complete with a FULL BASEMENT (this one is a blank canvas ready for your own vision - c/w Rough-In for basement bathroom. The entire unit was just FRESHLY PAINTED and BRAND-NEW WINDOW COVERINGS were just installed. Not to mention a BRAND NEW MICROWAVE HOOD-FAN and NEW INDUCTION STOVE! Ready for a quick possession! (optional to come Fully Furnished if desired)

Built in 2005

### Essential Information

MLS® # E4457391

Price \$299,900



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 915               |
| Acres          | 0.00              |
| Year Built     | 2005              |
| Type           | Condo / Townhouse |
| Sub-Type       | Carriage          |
| Style          | Bungalow          |
| Status         | Active            |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 12 671 Silver Berry Road |
| Area        | Edmonton                 |
| Subdivision | Silver Berry             |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T6T 0B7                  |

### Amenities

|                |                                               |
|----------------|-----------------------------------------------|
| Amenities      | Air Conditioner, Hot Water Natural Gas, Patio |
| Parking Spaces | 2                                             |
| Parking        | 2 Outdoor Stalls                              |
| Is Waterfront  | Yes                                           |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                          |
| Stories           | 1                                                                                  |
| Has Basement      | Yes                                                                                |
| Basement          | Full, Unfinished                                                                   |

### Exterior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                            |
| Exterior Features | Backs Onto Park/Trees, Creek, Flat Site, Landscaped, Level Land, Ravine View, Schools, Shopping Nearby |

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

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 3                    |
| Zoning         | Zone 30              |
| Condo Fee      | \$270                |

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Listing information last updated on September 15th, 2025 at 5:32pm MDT