

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

MLS® #E4440502

**\$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! Step into a spacious front foyer with an open-to-below design that creates a bright, airy feel. The main floor features a cozy living room with a gas fireplace and a well-laid-out kitchen with a large peninsula island, stainless steel appliances, and a Bosch dishwasher—perfect for everyday cooking or entertaining guests. A designated laundry room and convenient powder room complete the main level. Upstairs, the primary bedroom includes a ceiling fan and private ensuite for added comfort. The fully finished basement provides extra living space for family gatherings and entertainment. Step outside to a beautifully fenced backyard with a gazebo, greenhouse, and mature trees—including 2 lilacs, a Norwegian Royal Maple, and 2 Siberian Maples. Located close to The Meadows Rec Centre, shopping, and schools, this home has everything your family needs in a fantastic neighbourhood! Some photos are virtually staged.

Built in 2006

### Essential Information

MLS® #	E4440502
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 June 5th, 2025  
Days on Market 11  
Zoning Zone 30

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 16th, 2025 at 9:02am MDT