

Courtesy Of Harman Thind Of MaxWell Polaris

## \$409,000 - 2980 26 Street, Edmonton

MLS® #E4424723

**\$409,000**

3 Bedroom, 1.50 Bathroom, 1,191 sqft  
Single Family on 0.00 Acres

Silver Berry, Edmonton, AB

This amazing South East facing 2 storey half duplex in Silverberry offers over 1500+ sqft of living space and has 3 generous sized bedrooms, 1.5 baths, fully finished basement & a single attached garage. The main floor has a full height picture window for an abundance of natural light and a beautiful tile surround gas fireplace. The open L-shaped kitchen has an island with eating bar and dining nook with patio door access to a huge extended deck & fully landscaped almost 6000SqFt pie shaped backyard perfect for outdoor entertaining in the summer with a BBQ gas line and tons of privacy as you will backs onto a field. A carpeted staircase leads upstairs to the large master bedroom featuring a large window & his/her closets along with another 2 good sized bedrooms & a full bath. This home is complete with a fully finished basement and is minutes away from all amenities including the Meadows Rec. Center! NEW SHINGLES , NEW FURNACE, Upgraded upstairs washroom, New Lighting fixtures & AC , all installed in 2024

Built in 2004

### Essential Information

MLS® #	E4424723
Price	\$409,000



Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,191
Acres	0.00
Year Built	2004
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	2980 26 Street
Area	Edmonton
Subdivision	Silver Berry
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2A1

### **Amenities**

Amenities	Deck, See Remarks
Parking	Single Garage Attached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Flat Site, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby,

	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 7th, 2025
Days on Market	7
Zoning	Zone 30

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Listing information last updated on March 14th, 2025 at 10:03am MDT