

\$385,000 - 2913 23 Street, Edmonton

MLS® #E4431386

\$385,000

2 Bedroom, 2.50 Bathroom, 1,200 sqft

Single Family on 0.00 Acres

Silver Berry, Edmonton, AB

This well-maintained 1,200 sq ft 2-storey half duplex sits on a massive 704 sq m lot—one of the largest in the community! The bright, open main floor boasts a gas fireplace, many windows including glass sliding doors leading to a sunny south/southeast-facing backyard, a huge two-tiered deck, a firepit or pool-ready concrete pad, and fruit trees. Upstairs features an updated 4-piece bath and 2 spacious bedrooms, including a primary with dual closets and a private 4-piece ensuite. Backing greenspace and the Meadows Rec Centre, you'll never face another single-family home behind you. The fully finished basement adds a cozy gas fireplace and extra living space for a family room or potential bedroom. Clean, move-in ready, and ideally located with quick access to Anthony Henday & Whitemud Drive.

Built in 2006

Essential Information

MLS® #	E4431386
Price	\$385,000
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,200
Acres	0.00



Year Built	2006
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	2913 23 Street
Area	Edmonton
Subdivision	Silver Berry
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2B2

Amenities

Amenities	Deck, Fire Pit
Parking Spaces	2
Parking	Over Sized, Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed April 17th, 2025

Days on Market 3

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 April 20th, 2025 at 6:32am MDT