

## \$745,997 - 3108 27 Avenue, Edmonton

MLS® #E4428557

**\$745,997**

7 Bedroom, 4.00 Bathroom, 2,687 sqft

Single Family on 0.00 Acres

Silver Berry, Edmonton, AB

Located in the desirable Silverberry community, this spacious home offers 7 bedrooms and 4 bathrooms, making it ideal for large families or those seeking rental potential. The main floor features a bright and open layout with two Living areas a modern kitchen, dining area, and a bedroom perfect for office space. The upper floor includes a cozy loft area, 3 well-sized bedrooms with a large 4-piece ensuite and 2 walk-in closets in the primary bedroom. The FULLY FINISHED BASEMENT includes a Separate Entrance, 3 bed- 1 bath suite complete with its own kitchen and laundry, perfect for extended family. Additional features include a backyard, double attached garage, and a prime location close to parks, schools, shopping, and public transit. This home offers both comfort and flexibility for a variety of living arrangements. Don't miss out!

Built in 2010

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4428557  |
| Price          | \$745,997 |
| Bedrooms       | 7         |
| Bathrooms      | 4.00      |
| Full Baths     | 4         |
| Square Footage | 2,687     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2010                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 3108 27 Avenue |
| Area        | Edmonton       |
| Subdivision | Silver Berry   |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 1R2        |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Carbon Monoxide Detectors, Deck, Hot Water Natural Gas |
| Parking   | Double Garage Attached                                 |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Freezer, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Backs Onto Park/Trees, Fenced, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|             |                 |
|-------------|-----------------|
| Date Listed | April 2nd, 2025 |
|-------------|-----------------|

Days on Market 30

Zoning Zone 30

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Listing information last updated on May 2nd, 2025 at 12:02pm MDT