

Courtesy Of Mina D Gayed Of Mozaic Realty Group

## \$329,000 - 80 2503 24 Street, Edmonton

MLS® #E4448322

**\$329,000**

3 Bedroom, 2.50 Bathroom, 1,163 sqft

Condo / Townhouse on 0.00 Acres

Silver Berry, Edmonton, AB

Welcome to Silver Berry! This immaculate original-owner townhome offers 3 bedrooms, 2.5 baths, and an attached garage with a separate entry to the basement—a rare and valuable feature! Step into a bright, open main floor with new luxury vinyl plank flooring, cozy fireplace, and spacious living/dining area. The kitchen features stainless steel appliances, ample storage, and access to the private deck and fenced backyard—perfect for BBQs and outdoor enjoyment. Upstairs, the primary suite boasts an ensuite bath, and two additional bedrooms share a full bath. The unfinished basement with garage access is ready for your creative vision. New carpet throughout, oversized garage, and thoughtful upgrades make this home move-in ready. Ideally located near the Meadows Rec Centre, schools, parks, playgrounds, shopping, and transit. A Gem!!

Built in 2006

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4448322  |
| Price          | \$329,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,163     |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2006              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 80 2503 24 Street |
| Area        | Edmonton          |
| Subdivision | Silver Berry      |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6T 0B5           |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck                   |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |

### Interior

|                   |                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                         |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                |
| Fireplace         | Yes                                                                                                                                      |
| Fireplaces        | Corner                                                                                                                                   |
| Stories           | 2                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                      |
| Basement          | Full, Unfinished                                                                                                                         |

### Exterior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                       |
| Exterior Features | Back Lane, 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 Whiskeyj

**Additional Information**

Date Listed                      July 17th, 2025  
Days on Market                35  
Zoning                              Zone 30  
Condo Fee                        \$306

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