

## \$452,900 - 2912 31 Street, Edmonton

MLS® #E4459319

**\$452,900**

3 Bedroom, 2.50 Bathroom, 1,424 sqft

Single Family on 0.00 Acres

Silver Berry, Edmonton, AB

Welcome to this beautiful 2-storey home in the family desirable community of Silverberry Edmonton, close to Parks, walking trails, features 3 bedrooms, and 2.5 baths. A spacious entryway with newly installed vinyl plank flooring throughout the main floor, freshly painted, brand new roof shingles and brand new carpet upstairs makes this house very desirable. The kitchen offers plenty of cabinets, appliances, pantry & island that overlooks the dining, deck & backyard. East and West facing large windows allow natural light to pour in throughout the house. Laundry and 2pc bath completes the main floor. Upstairs, the master bedroom with attached 4pc Ensuite, plus 2 additional bedrooms, and a 4-pc bath. Unfinished basement with tons of potential. Additional features Close to schools, shopping, and all amenities, quick access to Henday

Built in 2002

### Essential Information

MLS® #	E4459319
Price	\$452,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,424
Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	2912 31 Street
Area	Edmonton
Subdivision	Silver Berry
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1T9

### Amenities

Amenities	Deck, Detectors Smoke
Parking	Parking Pad Cement/Paved, Rear Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
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

**Additional Information**

Date Listed	September 24th, 2025
Days on Market	11
Zoning	Zone 30

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Listing information last updated on October 5th, 2025 at 4:47am MDT