

## \$419,900 - 2439 28b Avenue, Edmonton

MLS® #E4452140

**\$419,900**

3 Bedroom, 2.50 Bathroom, 1,407 sqft

Single Family on 0.00 Acres

Silver Berry, Edmonton, AB

Welcome to this charming 2-storey single-family home in the Silverberry neighbourhood of Edmonton. Featuring 3 spacious bedrooms and 2.5 bathrooms, this freshly painted home is move-in ready with immediate possession available. The functional layout offers a bright living area, a well-appointed kitchen, and a dining space perfect for gatherings. Enjoy the convenience of a double detached garage with alley access. Located in a quiet, family-friendly community close to shopping, parks, schools, and all amenities, this property combines comfort, convenience, and location.

Built in 2005

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4452140               |
| Price          | \$419,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,407                  |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |



|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 2439 28b Avenue |
| Area        | Edmonton        |
| Subdivision | Silver Berry    |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6T 2A3         |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck, Front Porch      |
| Parking Spaces | 3                      |
| Parking        | Double Garage Detached |

### Interior

|                   |                                                                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                          |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                 |
| Stories           | 2                                                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                                                       |
| Basement          | Full, Unfinished                                                                                                                                                                          |

### Exterior

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

### School Information

|            |               |
|------------|---------------|
| Elementary | Minchau       |
| Middle     | Kate Chegwin  |
| High       | Elder Francis |

## Additional Information

Date Listed August 8th, 2025  
Days on Market 70  
Zoning Zone 30



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Listing information last updated on October 17th, 2025 at 1:32pm MDT