

## \$619,900 - 2408 32 Street, Edmonton

MLS® #E4433765

**\$619,900**

5 Bedroom, 3.50 Bathroom, 1,777 sqft

Single Family on 0.00 Acres

Silver Berry, Edmonton, AB

Charming 2-Story Home in Silver Berry with Fully Finished Basement & Separate Entrance! near the Rec Centre, Fresco, and Mill Creek Ravine. With over 1,776 sq. ft. of beautifully finished living space, this home combines luxury and practicality. The kitchen offers a corner pantry and rich wood cabinetry, while the bright living room features a cozy gas fireplace. The main floor includes a laundry room and 2-piece bathroom. Upstairs, a spacious bonus area with built-in shelves, three large bedrooms, and a 3-piece bathroom await, including a serene primary suite with a 4-piece ensuite. The fully finished basement adds two more bedrooms, a 3-piece bathroom, a new kitchen, and a separate entrance. A landscaped, fenced backyard and BRAND NEW ROOF SHINGLES complete the home. Don't miss out this opportunity to live in Family-Friendly neighborhood.

Built in 2006

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4433765  |
| Price      | \$619,900 |
| Bedrooms   | 5         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,777                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 2408 32 Street |
| Area        | Edmonton       |
| Subdivision | Silver Berry   |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 0C9        |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Patio, Smart/Program. Thermostat |
| Parking   | Double Garage Attached  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Microwave Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Fenced, Flat Site, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

**Additional Information**

Date Listed            May 1st, 2025  
Days on Market      94  
Zoning                Zone 30

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