

\$369,000 - 2336 28b Ave Nw, Edmonton

MLS® #E4452145

\$369,000

3 Bedroom, 1.50 Bathroom, 1,196 sqft

Single Family on 0.00 Acres

Silver Berry, Edmonton, AB

Welcome to this beautiful 2-storey home located in the highly sought-after community of Silver Berry. The main floor features a spacious living room with a cozy fireplace, a generous dining area, and a well-appointed kitchen—perfect for family gatherings and entertaining. Step outside to a large backyard, STORAGE SHED, ideal for gardening, outdoor activities, or simply relaxing during the summer. Upstairs, you’ll find a bright and comfortable primary bedroom along with two additional bedrooms. The fully finished basement serves as a perfect recreational space or media room. Enjoy the convenience of CENTRALIZED VACUUM, front-attached garage an essential comfort during cold Alberta winters. Recent upgrades include new shingles (2025), ensuring peace of mind for years to come. This home is ideally situated with an alley beside it, offering additional privacy and only one direct neighbor. Just a minute away from the Meadows REC Centre, high schools, public transportation, shopping centers and other amenities.

Built in 2006

Essential Information

MLS® # E4452145

Price \$369,000



Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,196
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	2336 28b Ave Nw
Area	Edmonton
Subdivision	Silver Berry
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2A4

Amenities

Amenities	Deck, Detectors Smoke, No Animal Home, No Smoking Home
Parking	Single Garage Attached

Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Corner Lot, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 8th, 2025
Days on Market	22
Zoning	Zone 30

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 30th, 2025 at 1:47pm MDT