

## \$499,999 - 3311 21 Street, Edmonton

MLS® #E4451472

**\$499,999**

3 Bedroom, 3.50 Bathroom, 1,602 sqft

Single Family on 0.00 Acres

Silver Berry, Edmonton, AB

Beautiful well maintained 2 storey house with fully finished basement, 3 full and 1 half bath and double garage attached. Upon entrance you are welcome by an open to below foyer, upgraded floor, open kitchen with cabinets and a corner pantry. Stainless steel appliances, main floor laundry and a 2 piece bath. Upstairs comes with large Master bedroom with walk in closet. 2 other big size bedrooms and a full bath. Fully finished basement with family room/Rec room and a 3 piece bath and a storage room. Well maintained and clean house. Huge newly painted deck and large back yard. Close to all amenities, meadows transit centre, bus stop, meadows rec centre, white mud and Anthony Henday drive. Close to Walmart, shoppers, save on foods, superstore, chalo freshco, also to new high school (Meadows). Roof replaced in August 2024 (~\$7,000) â€” 20-yr transferable warranty (certificate included). Recent upgrades & documents available on request.

Built in 2006

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4451472  |
| Price     | \$499,999 |
| Bedrooms  | 3         |
| Bathrooms | 3.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,602                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3311 21 Street |
| Area        | Edmonton       |
| Subdivision | Silver Berry   |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 0C4        |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, No Smoking Home  |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Interior Features | ensuite bathroom                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air-1, Natural Gas                                  |
| Fireplace         | Yes                                                        |
| Fireplaces        | Tile Surround, See Remarks                                 |
| Stories           | 3                                                          |
| Has Basement      | Yes                                                        |
| Basement          | Full, Finished                                             |

### Exterior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                       |
| Exterior Features | Fenced, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                  |
| Construction      | Wood, Vinyl                                                                                                       |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 6th, 2025  
Days on Market                89  
Zoning                              Zone 30

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