

## \$225,000 - 303 392 Silver Berry Road, Edmonton

MLS® #E4451874

**\$225,000**

2 Bedroom, 2.00 Bathroom, 960 sqft

Condo / Townhouse on 0.00 Acres

Silver Berry, Edmonton, AB

Welcome to this beautifully maintained 2-bedroom, 2-bath condo in the sought-after community of Silver Berry! Perfectly located right behind Save-On-Foods and minutes from schools, parks, bus stops, and everyday conveniences, this home offers unmatched lifestyle and accessibility. Step inside to find an open-concept layout with a bright living room, a functional kitchen with ample cabinet space, and in-suite laundry for added convenience. The primary suite features a walk-through closet and private ensuite, while the second bedroom and full bath are ideal for guests or a home office. Enjoy your private balcony for morning coffee or evening relaxation. The building offers incredible amenities including a fully equipped gym, car wash bay, and guest lounge. One titled parking stall is included. Whether you're a first-time buyer, investor, or downsizing, this condo offers comfort, convenience, and value all in one package.

Built in 2009

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4451874  |
| Price      | \$225,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 960                    |
| Acres          | 0.00                   |
| Year Built     | 2009                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 303 392 Silver Berry Road |
| Area        | Edmonton                  |
| Subdivision | Silver Berry              |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6T 0H1                   |

### Amenities

|           |                                                                                                                         |
|-----------|-------------------------------------------------------------------------------------------------------------------------|
| Amenities | Deck, Guest Suite, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Security Door, Vinyl Windows |
| Parking   | 2 Outdoor Stalls, Single Carport, Stall, Tandem                                                                         |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Hot Water, Natural Gas                                                               |
| # of Stories      | 4                                                                                    |
| Stories           | 1                                                                                    |
| Has Basement      | Yes                                                                                  |
| Basement          | None, No Basement                                                                    |

### Exterior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                              |
| Exterior Features | 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 | 13               |
| Zoning         | Zone 30          |
| Condo Fee      | \$443            |

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 21st, 2025 at 12:17pm MDT