

## \$449,900 - 3315 27 Avenue, Edmonton

MLS® #E4444956

**\$449,900**

3 Bedroom, 3.50 Bathroom, 1,350 sqft

Single Family on 0.00 Acres

Silver Berry, Edmonton, AB

**\*\*POTENTIAL SIDE ENTRY\*\*SILVERBERRY COMMUNITY\*\*FINISHED BASEMENT\*\***Step inside to a bright and open main floor where natural light fills the living, dining, and kitchen areas. The seamless layout is perfect for both daily living and entertaining. A spacious foyer, convenient 2-piece bathroom, and pantry offer added functionality, while the attached garage provides direct access for everyday ease. Upstairs, youâ€™ll find a peaceful primary bedroom complete with a walk-in closet and private 4-piece ensuite. Two additional bedrooms and a second full bathroom offer flexibility ideal for kids, guests, or a home office. The hallwayâ€™s open-to-below feature adds a sense of space and architectural interest. The fully developed basement offers even more living space, including a large recreational area. Whether used as a media room, fitness area, or family lounge, this versatile space is complemented by a full bathroom, utility room, and extra storage. Located close to schools, parks, shopping, and transit.

Built in 2001

### Essential Information

MLS® # E4444956

Price \$449,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,350                  |
| Acres          | 0.00                   |
| Year Built     | 2001                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3315 27 Avenue |
| Area        | Edmonton       |
| Subdivision | Silver Berry   |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 1P7        |

### Amenities

|           |  |
|-----------|--|
| Amenities | Carbon Monoxide Detectors, Detectors Smoke |
| Parking   | Double Garage Attached                     |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Oven-Microwave, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Airport Nearby, Golf Nearby, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 28th, 2025 |
| Days on Market | 3               |
| Zoning         | Zone 30         |

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Listing information last updated on July 1st, 2025 at 4:02am MDT