

## \$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	9
Zoning	Zone 30

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