

Courtesy Of Maninder Sandhu Of MaxWell Polaris

## **\$699,000 - 3332 22 Street, Edmonton**

MLS® #E4424806

**\$699,000**

7 Bedroom, 4.00 Bathroom, 2,402 sqft  
Single Family on 0.00 Acres

Silver Berry, Edmonton, AB

Welcome to this immaculate 7-bedroom, 4-bathroom home in the desirable Silver Berry community! Featuring a stunning STUCCO exterior, fresh paint throughout, and an EXTENDED DRIVEWAY, this home offers a perfect blend of elegance and functionality. The main floor boasts 9ft ceilings and a spacious kitchen that flows seamlessly into the cozy living room with a gas fireplace. A bright bedroom/den with a window provides the ideal space for a home office or extra bedroom. The laundry is conveniently located, and there is also a FULL bathroom on this level. Enjoy outdoor living with the BBQ hookup on the deck, perfect for gatherings. Upstairs, the luxurious master suite offers double doors, a walk-in closet, and a private ensuite bathroom. The huge bonus room, complete with a gas fireplace, provides additional space for relaxation or entertainment. The fully finished basement features a SEPARATE ENTRANCE, 2nd KITCHEN, 2 bedrooms, and a full bathroom. Easy access to bus stops and amenities.

Built in 2010

### **Essential Information**

MLS® # E4424806

Price \$699,000



Bedrooms	7
Bathrooms	4.00
Full Baths	4
Square Footage	2,402
Acres	0.00
Year Built	2010
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	3332 22 Street
Area	Edmonton
Subdivision	Silver Berry
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0H5

### **Amenities**

Amenities	Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Extra, Vacuum System-Roughed-In, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Stove-Electric, Stove-Gas, Window Coverings, Dryer-Two, Refrigerators-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Fenced, Low Maintenance Landscape, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 8th, 2025
Days on Market	5
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 March 13th, 2025 at 7:17pm MDT