

## \$499,900 - 3224 22 Street, Edmonton

MLS® #E4440833

**\$499,900**

4 Bedroom, 3.50 Bathroom, 1,462 sqft

Single Family on 0.00 Acres

Silver Berry, Edmonton, AB

Nestled in a quiet, family-friendly neighborhood, this stunning detached home offers both comfort and functionality. The spacious, open-concept kitchen features a center island with an eating bar, ample cabinetry, a walk-in pantry, and elegant granite countertops—perfect for cooking and entertaining. The cozy living room boasts a charming corner, creating a warm and inviting atmosphere. Enjoy sunny days in the large, fully fenced backyard with a deck—ideal for relaxing or hosting gatherings. Primary suite with a walk-in closet and a private 5-piece ensuite featuring a luxurious corner soaker tub. 2 more bedrooms with common bathroom. Basement with bedroom, bathroom & rec area. Main floor laundry and a well-maintained layout designed for modern living. Conveniently located near playgrounds, bus stops, schools, and shopping, this home offers everything your family needs in the desirable Silver Berry community.

Built in 2006

### Essential Information

MLS® #	E4440833
Price	\$499,900
Bedrooms	4
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	1,462
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3224 22 Street
Area	Edmonton
Subdivision	Silver Berry
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0A9

### Amenities

Amenities	Deck
Parking	Double Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed June 6th, 2025

Days on Market 9

Zoning Zone 30

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