

## \$320,000 - 21 671 Silver Berry Road, Edmonton

MLS® #E4447899

**\$320,000**

3 Bedroom, 2.00 Bathroom, 980 sqft  
Condo / Townhouse on 0.00 Acres

Silver Berry, Edmonton, AB

1800 sq ft of living space, 3 bed + large den home backing onto the ravine and walking trails in the SE! Creekside Villas is an executive carriage style, pet friendly community located in the heart of Silver Berry. 5 min access to the Anthony Henday, Whitemud & Meadows Rec Centre, 6 mins to all levels of schools and a stones throw to shopping. The beautiful chalet design with the forested ravine backdrop really sets this home apart! This private corner unit is tucked away from the street, quiet, bright and spacious and perfect for entertaining or just luxurious comfort. 2 separated bedrooms, 2 full baths, open concept living room and kitchen all on the main floor. The finished basement has the 3rd bedroom, den, large laundry room, storage and rough-in plumbing and family room ideal for home theatre room. Tons of storage! Even a patio for you BBQ. Additional stalls available for rent and low condo fees! Immaculate and well maintained home that leaves you wanting for nothing.

Built in 2005

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4447899  |
| Price    | \$320,000 |
| Bedrooms | 3         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 980               |
| Acres          | 0.00              |
| Year Built     | 2005              |
| Type           | Condo / Townhouse |
| Sub-Type       | Carriage          |
| Style          | Bungalow          |
| Status         | Active            |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 21 671 Silver Berry Road |
| Area        | Edmonton                 |
| Subdivision | Silver Berry             |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T6T 0B7                  |

### Amenities

|                |                                                                                                  |
|----------------|--------------------------------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Detectors Smoke, Parking-Plug-Ins, Parking-Visitor, Patio, 9 ft. Basement Ceiling |
| Parking Spaces | 1                                                                                                |
| Parking        | Stall                                                                                            |

### Interior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                               |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks, Projector |
| Heating           | Forced Air-1, Natural Gas                                                                                                      |
| Stories           | 2                                                                                                                              |
| Has Basement      | Yes                                                                                                                            |
| Basement          | Full, Finished                                                                                                                 |

### Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                          |
| Exterior Features | Backs Onto Park/Trees, Fenced, Ravine View, Shopping Nearby |
| Roof              | Asphalt Shingles                                            |
| Construction      | Wood, Stone, Vinyl                                          |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      July 14th, 2025  
Days on Market                21  
Zoning                              Zone 30  
Condo Fee                        \$265

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