

## \$239,800 - 401 392 Silver Berry Road, Edmonton

MLS® #E4435738

**\$239,800**

2 Bedroom, 2.00 Bathroom, 856 sqft

Condo / Townhouse on 0.00 Acres

Silver Berry, Edmonton, AB

Welcome to Silver Berry! Experience stylish urban living in this beautifully designed 2-bedroom, 2-bathroom condo situated on the top floor of a well-maintained, modern building. Located in an excellent neighbourhood close to shopping, dining, transit & parks, this home offers both comfort & convenience. The unit features an open-concept layout w/ high ceilings, large windows & high-end finishes throughout. The modern kitchen is equipped w/ stainless steel appliances, granite countertops & a spacious island. Step out onto your private balcony & enjoy sweeping views from the top floor! Additional highlights include in-suite laundry and two assigned parking stalls for your convenience. The building offers premium amenities such as: a fully equipped fitness center, a residents' lounge, secure entry w/ intercom & camera system, elevator access professionally managed strata with great upkeep! Close to schools, shopping and palaygrounds.

Built in 2009

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4435738  |
| Price     | \$239,800 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 856                    |
| Acres          | 0.00                   |
| Year Built     | 2009                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 401 392 Silver Berry Road |
| Area        | Edmonton                  |
| Subdivision | Silver Berry              |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6T 0H1                   |

### Amenities

|                |                    |
|----------------|--------------------|
| Amenities      | Social Rooms       |
| Parking Spaces | 1                  |
| Parking        | Stall, Underground |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Baseboard, Natural Gas   |
| # of Stories      | 4  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |

Foundation                Concrete Perimeter

**School Information**

Elementary                Bisset School  
Middle                      Kate Chegwin School  
High                        Dr. Francis Whiskey Jack

**Additional Information**

Date Listed                May 9th, 2025  
Days on Market        57  
Zoning                      Zone 30  
Condo Fee                \$395

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