

## \$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        7  
Zoning                     Zone 30  
Condo Fee                \$395

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