

## \$399,900 - 2305 28a Avenue, Edmonton

MLS® #E4440497

**\$399,900**

2 Bedroom, 3.50 Bathroom, 1,232 sqft

Single Family on 0.00 Acres

Silver Berry, Edmonton, AB

Excellent opportunity to own this unique well kept 2 storey duplex in Wildrose. This large corner lot is well located close to schools, shopping and just steps from an exceptional community center. A charming porch leads you to the front main floor entrance and a spacious living room with a gas fireplace. There is plenty of cupboard and counter space in this large functional kitchen that leads to the back deck and and south facing back yard. The upper floor has two good sized primary bedrooms both complete with en-suite bathrooms. Back alley access leads to a double detached garage with room for additional parking and loads of guest parking on the road.

Built in 2006

### Essential Information

MLS® #	E4440497
Price	\$399,900
Bedrooms	2
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,232
Acres	0.00
Year Built	2006



Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	2305 28a Avenue
Area	Edmonton
Subdivision	Silver Berry
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0A2

### Amenities

Amenities	See Remarks
Parking	Double Garage Detached

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Corner Lot, Fenced, Flat Site, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 5th, 2025
Days on Market	11

## 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 June 16th, 2025 at 12:02pm MDT