

## \$205,000 - 2953 26 Street, Edmonton

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MLS® #E4429480

**\$205,000**

2 Bedroom, 1.00 Bathroom, 947 sqft

Condo / Townhouse on 0.00 Acres

Silver Berry, Edmonton, AB

Welcome to the highly desirable, family-oriented community of Silver Berry, where you'll discover this bright and spacious carriage-style townhouse, boasting a welcoming open-concept design. As you step inside, you're immediately greeted by a large, sun-filled living room, complete with beautiful hardwood floors that flow effortlessly throughout the home. This inviting living space opens up to a vast U-shaped kitchen, designed with both functionality and style in mind. With plenty of cabinet storage, a convenient pantry, and a large island, this kitchen is ideal for cooking, entertaining, and hosting guests. The primary bedroom is generously sized, offering not only comfort but also the added benefit of direct access to the main full bathroom, ensuring both privacy and convenience. Across the hall, the secondary bedroom provides ample space and flexibility, perfect for use as a guest room, children's bedroom, or a productive home office. This top-floor unit also features a host of desirable amenities



Built in 2005

### Essential Information

MLS® # E4429480

Price \$205,000

|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 947               |
| Acres          | 0.00              |
| Year Built     | 2005              |
| Type           | Condo / Townhouse |
| Sub-Type       | Carriage          |
| Style          | Bi-Level          |
| Status         | Active            |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 2953 26 Street |
| Area        | Edmonton       |
| Subdivision | Silver Berry   |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 2A1        |

### Amenities

|           |                                           |
|-----------|-------------------------------------------|
| Amenities | Air Conditioner, Carbon Monoxide Detector |
| Parking   | 2 Outdoor Stalls                          |

### Interior

|              |                                                            |
|--------------|------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Microwave Hood Fan, Refrigerator |
| Heating      | Forced Air-1, Natural Gas                                  |
| Stories      | 1                                                          |
| Has Basement | Yes                                                        |
| Basement     | None, No Basement                                          |

### Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior          | Wood, Concrete, Vinyl             |
| Exterior Features | Playground Nearby, Public Transit |
| Roof              | Asphalt Shingles                  |
| Construction      | Wood, Concrete, Vinyl             |
| Foundation        | Concrete Perimeter                |

### Additional Information



|                |                 |
|----------------|-----------------|
| Date Listed    | April 7th, 2025 |
| Days on Market | 75              |
| Zoning         | Zone 30         |
| Condo Fee      | \$311           |

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Listing information last updated on June 21st, 2025 at 6:02am MDT