

## \$655,000 - 3328 22 Street, Edmonton

MLS® #E4462652

**\$655,000**

5 Bedroom, 3.00 Bathroom, 1,798 sqft

Single Family on 0.00 Acres

Silver Berry, Edmonton, AB

Welcome to this beautifully upgraded 5-bedroom, 3-bath bi-level in Silver Berry! This fully finished home offers a bright main floor featuring a spacious living room, a large family room with fireplace and built-in unit, kitchen with oak cabinetry, granite counters, and a generous dining area with patio access. The primary bedroom includes a private ensuite, with two more bedrooms and a full bath completing the main level. The finished basement, with separate entrance, includes two additional bedrooms, a full bath, and a large living area—ideal for extended family or rental potential. High-end finishes include designer carpet, granite, ceramic tile, and iron spindle railings. Enjoy the convenience of a double attached garage and a prime location near ravines, trails, parks, schools, shopping, and transit. A perfect blend of comfort, style, and location.

Built in 2010

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4462652  |
| Price          | \$655,000 |
| Bedrooms       | 5         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,798     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2010                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bi-Level               |
| Status     | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3328 22 Street |
| Area        | Edmonton       |
| Subdivision | Silver Berry   |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 0H5        |

### Amenities

|           |                                                        |
|-----------|--------------------------------------------------------|
| Amenities | Deck, Detectors Smoke, No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached                                 |

### Interior

|                   |                                                                                                                      |
|-------------------|----------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Stove-Electric, Stove-Gas, Washer, Refrigerators-Two, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                            |
| Stories           | 3                                                                                                                    |
| Has Suite         | Yes                                                                                                                  |
| Has Basement      | Yes                                                                                                                  |
| Basement          | Full, Finished                                                                                                       |

### Exterior

|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                            |
| Exterior Features | Fenced, Landscaped, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Ravine View, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                       |
| Construction      | Wood, Vinyl                                                                                                                            |
| Foundation        | Concrete Perimeter                                                                                                                     |

### Additional Information

Date Listed            October 17th, 2025

Days on Market      15

Zoning                Zone 30

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Listing information last updated on November 1st, 2025 at 6:02pm MDT