

\$370,000 - 2536 30 Avenue, Edmonton

MLS® #E4433571

\$370,000

3 Bedroom, 1.50 Bathroom, 1,232 sqft
Single Family on 0.00 Acres

Silver Berry, Edmonton, AB

Welcome to this south-facing gem in The Silver Berry! This charming two-story half-duplex is move-in ready, freshly painted, and has NO CONDO FEE. It features three bedrooms, one and a half bathrooms, and a front porch. The home has a central vacuum system, an oversized double detached garage, and a covered deck. Unlock the potential of the unfinished basement, ready for your creative vision! Transform it into a cozy fourth bedroom or a versatile space that suits your needs. The possibilities are endlessâ€”make it your own! Convenient parking is available in front of the property, and the house backs onto green space and a walking trail. Various amenities are within a short distance. Recent improvements include a hot water tank, stove, over-the-range microwave, oven, fridge, and garage door.

Built in 2004

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4433571 |
| Price | \$370,000 |
| Bedrooms | 3 |
| Bathrooms | 1.50 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,232 |



| | |
|------------|---------------|
| Acres | 0.00 |
| Year Built | 2004 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 2536 30 Avenue |
| Area | Edmonton |
| Subdivision | Silver Berry |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6T 2A1 |

Amenities

| | |
|-----------|------------------------------------|
| Amenities | Deck, Front Porch, No Smoking Home |
| Parking | Double Garage Detached |

Interior

| | |
|--------------|--|
| Appliances | Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Flat Site, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 1st, 2025 |
| Days on Market | 8 |

Zoning

Zone 30

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