

\$396,900 - 2536 30 Ave, Edmonton

MLS® #E4419515

\$396,900

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

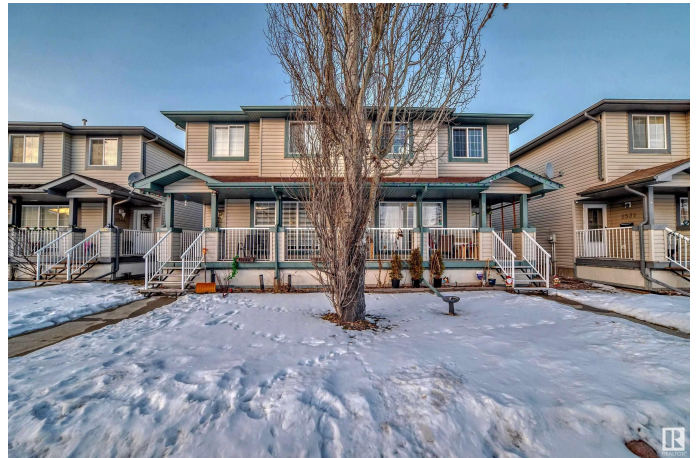
Silver Berry, Edmonton, AB

This charming two-story half-duplex is located on a quiet street in Silver Berry. It features three bedrooms, one-and-a-half bathrooms, a double detached garage, and a covered deck. On the main floor, you'll find a spacious living area, a large kitchen, and a dining area. The basement is currently open for development and offers the potential for a fourth bedroom. Convenient parking is available in front of the property, and the house backs onto green space. Various amenities are within a short distance. Recent improvements include a hot water tank, stove, over-the-range - Microwave, Oven, fridge, and garage door. Additionally, there is a customized walk-in closet in the main bedroom.

Built in 2004

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4419515 |
| Price | \$396,900 |
| 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 Ave |
| Area | Edmonton |
| Subdivision | Silver Berry |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6T 2A1 |

Amenities

| | |
|-----------|------------------------|
| Amenities | Deck |
| Parking | Double Garage Detached |

Interior

| | |
|--------------|--|
| Appliances | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

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

Additional Information

| | |
|----------------|--------------------|
| Date Listed | January 28th, 2025 |
| Days on Market | 68 |
| Zoning | Zone 30 |

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Listing information last updated on April 5th, 2025 at 9:32pm MDT