

# \$370,000 - 2536 30 Ave, Edmonton

MLS® #E4419515

## \$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. Easy access to Anthony Henday and White Mud Drive.

Built in 2004

### Essential Information

MLS® #	E4419515
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 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	92

## Zoning

## Zone 30

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