

# \$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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