

# \$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	1

## Zoning

## Zone 30

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 2nd, 2025 at 7:32am MDT