

## \$585,000 - 3327 32 Avenue, Edmonton

MLS® #E4462616

**\$585,000**

4 Bedroom, 3.50 Bathroom, 1,981 sqft

Single Family on 0.00 Acres

Silver Berry, Edmonton, AB

This is the one you've been waiting for in Silver Berry! This 4 bedroom home has 2700 sf of living space on 3 levels. This home has a WALKOUT basement that backs onto a pond/beautiful greenspace area. Ideal for a large family or multi family living. The home has had recent upgrades that include NEW roof shingles, HWT, new deck boards, new countertops in the kitchen, some new plumbing fixtures, and interior paint. This home has the potential to be suited with some minor work. We have 2 gas fireplaces (one on the main & basement), den on the main, HUGE bonus room on the 2nd floor and an attached garage for ease of comfort. Located in a thriving family community and at the cusp of a cul de sac. You're backyard is an oasis with nature at your doorstep. This is the ONLY walkout basement on the market in the area. So get moving and come see us!

Built in 2003

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4462616  |
| Price      | \$585,000 |
| Bedrooms   | 4         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,981                  |
| Acres          | 0.00                   |
| Year Built     | 2003                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3327 32 Avenue |
| Area        | Edmonton       |
| Subdivision | Silver Berry   |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 1X7        |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck, Walkout Basement |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| Is Waterfront  | Yes                    |

### Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                         |
| Fireplace         | Yes                                                                                               |
| Fireplaces        | Freestanding, See Remarks                                                                         |
| Stories           | 3                                                                                                 |
| Has Basement      | Yes                                                                                               |
| Basement          | Full, Finished                                                                                    |

### Exterior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                |
| Exterior Features | Backs Onto Park/Trees, Cul-De-Sac, Fenced, Landscaped, Waterfront Property |
| Roof              | Asphalt Shingles                                                           |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 21                 |
| 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 November 7th, 2025 at 9:02am MST