

\$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	4

Zoning

Zone 30

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