

\$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	65
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 April 3rd, 2025 at 3:32am MDT