

Courtesy Of Kevin A Rohoman Of Professional Realty Group

\$400,000 - 2319 30 Avenue, Edmonton

MLS® #E4430641

\$400,000

3 Bedroom, 1.50 Bathroom, 1,226 sqft
Single Family on 0.00 Acres

Silver Berry, Edmonton, AB

AFFORDABLE LUXURY IN SILVER BERRY!

This 3 bed 1.5 bath home boasts 1788 Sq ft of finished living space on 3 levels! So many updates including NEW VINYL PLANK FLOORING & BASEBOARDS, NEW CARPET THROUGHOUT, NEW STAINLESS STEEL APPLIANCES, BRAND NEW PAINT, NEW HOT WATER TANK & FURNACE AND DUCTS HAVE BEEN RECENTLY CLEANED for your convenience! Open concept layout with a nice big kitchen! South facing backyard will have you enjoying lots of natural light! Upstairs you have a large primary bedroom with walk in closet! 2 more spacious bedrooms and a 4 pc bath complete the upper level! The basement is finished and perfect setup to put up a big screen TV to watch the big game or binge on your favourite Netflix show! The backyard has a larger deck and DOUBLE CAR GARAGE! Close proximity to Meadows Rec Centre, Anthony Henday, Whitemud Drive, and plenty of restaurants!

Built in 2005

Essential Information

MLS® #	E4430641
Price	\$400,000
Bedrooms	3
Bathrooms	1.50



Full Baths	1
Half Baths	1
Square Footage	1,226
Acres	0.00
Year Built	2005
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	2319 30 Avenue
Area	Edmonton
Subdivision	Silver Berry
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2B3

Amenities

Amenities	Deck, Detectors Smoke, Front Porch, Hot Water Natural Gas, No Smoking Home, Vinyl Windows, See Remarks
Parking	Double Garage Detached

Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed April 12th, 2025

Days on Market 12

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 24th, 2025 at 9:18am MDT