

\$370,000 - 2536 30 Ave, Edmonton

MLS® #E4419515

\$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 endless—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. Easy access to Anthony Henday and White Mud Drive.

Built in 2004

Essential Information

MLS® #	E4419515
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 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	92

Zoning

Zone 30

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Listing information last updated on April 30th, 2025 at 4:32pm MDT