

## \$182,900 - 2529 30 Avenue, Edmonton

MLS® #E4463651

**\$182,900**

2 Bedroom, 1.00 Bathroom, 953 sqft

Condo / Townhouse on 0.00 Acres

Silver Berry, Edmonton, AB

A great opportunity in the heart of Silver Berry! Welcome to this charming and well-kept carriage-style home. Offering approx. 953 sq. ft. of thoughtfully designed space, this bright property features 2 spacious bedrooms, 1 full bathroom, and an open-concept layout with plenty of natural light. The kitchen provides ample cabinetry and excellent storage, complemented by full in-suite laundry for everyday convenience. A west-facing outdoor patio extends your living space and is perfect for enjoying the afternoon sun. Additional highlights include A/C, two outdoor parking stalls, and private exterior access that gives the home a townhouse-like feel. Enjoy a low-maintenance lifestyle with exterior upkeep handled for you. Located close to schools, major shopping, grocery stores, dining, public transit, and the Meadows Rec Centre, with easy access to key roadways.

Built in 2005

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4463651  |
| Price          | \$182,900 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 953       |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2005              |
| Type       | Condo / Townhouse |
| Sub-Type   | Carriage          |
| Style      | Bi-Level          |
| Status     | Active            |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 2529 30 Avenue |
| Area        | Edmonton       |
| Subdivision | Silver Berry   |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T5T 2A1        |

### Amenities

|           |                                                                                              |
|-----------|----------------------------------------------------------------------------------------------|
| Amenities | On Street Parking, Air Conditioner, Parking-Extra, Parking-Plug-Ins, Patio, Storage-In-Suite |
| Parking   | 2 Outdoor Stalls                                                                             |

### Interior

|              |                                                                                                      |
|--------------|------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                            |
| Stories      | 1                                                                                                    |
| Has Basement | Yes                                                                                                  |
| Basement     | None, No Basement                                                                                    |

### Exterior

|                   |                                                                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                                                                           |
| Exterior Features | Landscaped, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Recreation Use, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                             |
| Construction      | Wood, Brick, Vinyl                                                                                                                                           |
| Foundation        | Concrete Perimeter                                                                                                                                           |

### Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | October 27th, 2025 |
|-------------|--------------------|

Days on Market     3  
Zoning                Zone 30  
Condo Fee           \$314

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