# \$389,900 - 3018 30 Avenue, Edmonton

MLS® #E4444657

#### \$389,900

3 Bedroom, 1.50 Bathroom, 1,188 sqft Single Family on 0.00 Acres

Silver Berry, Edmonton, AB

Welcome home to this freshly painted 3 bedroom half duplex located in the desirable community of Silver Berry. The main floor features laminate flooring, a spacious living room with a fireplace, and a bright dining areaâ€"perfect for everyday living and entertaining. Enjoy a generous primary bedroom, a full 4-piece bath, and convenient 2-piece bathroom on the main floor. The unfinished basement offers a blank canvas for your future plans. Step outside to a large backyard with deck, offering plenty of room for gardening, gatherings, or play. Complete with an attached single garage, this home is located near walking trails and parks, adding to its appeal for outdoor enthusiasts.



#### **Essential Information**

MLS® # E4444657
Price \$389,900

Bedrooms 3

Bathrooms 1.50

Full Baths 1

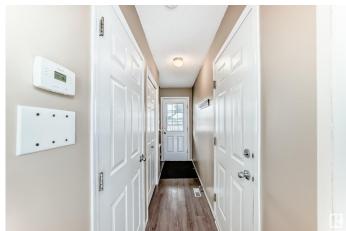
Half Baths 1

Square Footage 1,188

Acres 0.00

Year Built 2002







Type Single Family
Sub-Type Half Duplex
Style 2 Storey
Status Active

## **Community Information**

Address 3018 30 Avenue

Area Edmonton
Subdivision Silver Berry
City Edmonton
County ALBERTA

Province AB

Postal Code T6T 1V2

#### **Amenities**

Amenities On Street Parking, Deck, Detectors Smoke

Parking Single Garage Attached

#### Interior

Appliances Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan,

Refrigerator, Storage Shed, Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Tile Surround

Stories 2

Has Basement Yes

Basement Full, Unfinished

### **Exterior**

Exterior Wood, Vinyl

Exterior Features Fenced, Playground Nearby, Public Swimming Pool, Public

Transportation, Schools

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

#### **School Information**

Elementary Bisset School K-6

Middle Kate Chegwin School 7-9

High Elder Dr. Francis Whiskey

#### **Additional Information**

Date Listed June 27th, 2025

Days on Market 7

Zoning Zone 30

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