

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 3

Zoning Zone 30

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Listing information last updated on April 15th, 2025 at 6:32am MDT