

## **\$548,800 - 3216 30 Avenue, Edmonton**

MLS® #E4441781

**\$548,800**

5 Bedroom, 3.50 Bathroom, 1,694 sqft

Single Family on 0.00 Acres

Silver Berry, Edmonton, AB

Welcome to Silver Berry! This stunning home offering over 1,693+ sqft of above-grade living space plus a fully finished 674+ sqft basement, nestled in the highly sought-after community! This 5-bedroom, 3.5-bath home is perfect for growing families. The open-concept main floor features CERAMIC FLOORS in the modern living room w/ a cozy gas fireplace, large panel windows, spacious dining area & a chef's kitchen w/ modern cabinetry & plenty of storage, GRANITE COUNTERTOPS, FRENCH DOOR FRIDGE & essential stainless steel appliances! A convenient 2-piece bath & laundry room complete the main level. Upstairs features 4 large bedrooms, including a primary suite w/ a private 3-piece ensuite. The 3 bedrooms share a large 4-piece bathroom for convenience. The separate entrance to the fully finished basement offers extra living space complete w/ a SECOND KITCHEN, a bedroom & a full bath. Enjoy warmer days in your fully fenced backyard w/a durable, built-to-last deck w/ sturdy metal railings! Close to all amenities!

Built in 2002

### **Essential Information**

MLS® # E4441781

Price \$548,800



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,694
Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3216 30 Avenue
Area	Edmonton
Subdivision	Silver Berry
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1T4

### Amenities

Amenities	Air Conditioner, Closet Organizers, Deck
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
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Exterior Features	Fenced, Low Maintenance Landscape, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Bisset School
Middle	Kate Chegwin School
High	Dr. Francis Whiskey Jack

### **Additional Information**

Date Listed	June 11th, 2025
Days on Market	33
Zoning	Zone 30

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