

\$509,000 - 3231 30 Ave Nw, Edmonton

MLS® #E4461260

\$509,000

3 Bedroom, 2.50 Bathroom, 1,485 sqft

Single Family on 0.00 Acres

Silver Berry, Edmonton, AB

Located on a spacious corner lot in Silver Berry, this charming 2-storey home offers nearly 1,500 sq. ft. of comfortable living space. The main floor features a bright and open layout with a welcoming living room, a modern kitchen with a pantry, a cozy dining area, a convenient powder room, and main floor laundry. Upstairs, you'll find a generous primary bedroom with a walk-in closet and ensuite, along with two additional bedrooms and a full bathroom—perfect for a growing family. The basement framing is already completed, giving you a great head start to finish it just the way you like—whether that's a rec room, extra bedrooms, or a future suite. Outside, you'll love the large yard with fruit trees, a spacious deck for summer BBQs, and a handy storage shed for your outdoor essentials. With a double attached garage and close proximity to schools, parks, shopping, and transit, this home combines comfort, potential, and a great location all in one.

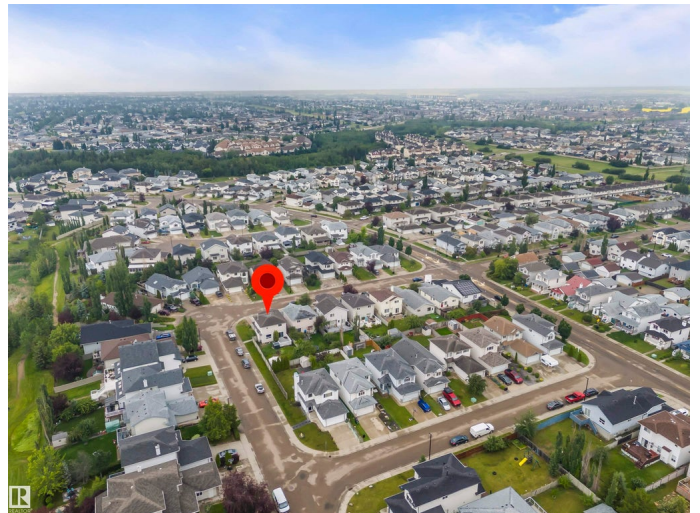
Built in 2002

Essential Information

MLS® # E4461260

Price \$509,000

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,485
Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	3231 30 Ave Nw
Area	Edmonton
Subdivision	Silver Berry
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1T4

Amenities

Amenities	Carbon Monoxide Detectors, Deck, Hot Water Natural Gas
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Fenced, Fruit Trees/Shrubs, Landscaped, No Back Lane, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	October 7th, 2025
Days on Market	2
Zoning	Zone 30

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Listing information last updated on October 9th, 2025 at 3:32am MDT