

## **\$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 |
|----------|-------------|

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| 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 | 52              |
| Zoning         | Zone 30         |

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