

## \$489,000 - 3231 30 Ave Nw, Edmonton

MLS® #E4461260

**\$489,000**

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.

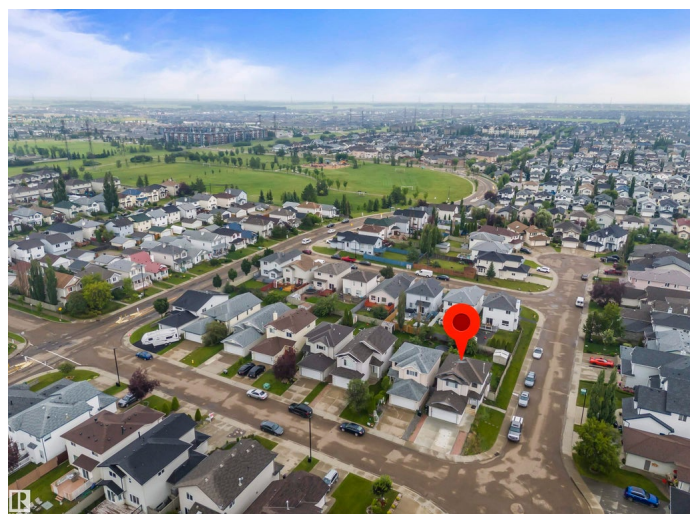
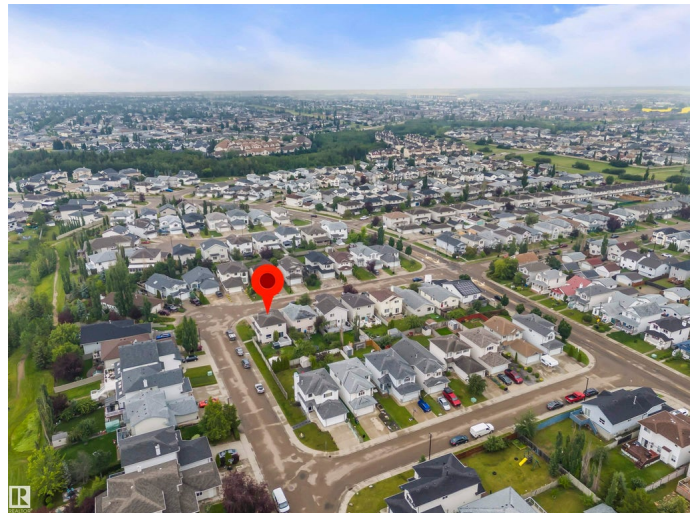
Built in 2002

### Essential Information

MLS® # E4461260

Price \$489,000

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 | 9                 |
| Zoning         | Zone 30           |

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Listing information last updated on October 16th, 2025 at 11:47am MDT