

## \$549,000 - 3231 30 Ave Nw, Edmonton

MLS® #E4452821

**\$549,000**

5 Bedroom, 3.50 Bathroom, 1,485 sqft

Single Family on 0.00 Acres

Silver Berry, Edmonton, AB

Located on a spacious corner lot in Silver Berry, this beautiful 2-storey home offers almost 1500 sq. ft. & includes a 2-bedroom LEGAL BASEMENT SUITE – ideal for rental income or multigenerational living. The main floor features an open-concept layout with a bright living room, modern kitchen with pantry, dining area, powder room, and convenient main floor laundry. Upstairs, you'll find a spacious primary bedroom with a walk-in closet and ensuite, two additional bedrooms, and a full bathroom. The basement features a 2-bedroom legal suite with a full kitchen and bathroom. Complete with a DOUBLE ATTACHED GARAGE and situated close to schools, parks, shopping, and transit, this home is a perfect choice for families or investors!

Built in 2002

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4452821  |
| Price          | \$549,000 |
| Bedrooms       | 5         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| 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, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Hot Water Tankless, No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached                                                                                                                  |

### Interior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                        |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Stove-Gas, Washer |
| Heating           | Forced Air-1, Natural Gas                                               |
| Fireplace         | Yes                                                                     |
| Fireplaces        | Freestanding                                                            |
| Stories           | 3                                                                       |
| Has Suite         | Yes                                                                     |
| Has Basement      | Yes                                                                     |
| Basement          | Full, Finished                                                          |

### Exterior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                             |
| Exterior Features | Corner Lot, Fenced, Flat Site, Landscaped, No Back Lane, Playground Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                        |
| Construction      | Wood, Vinyl                                                                             |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 13th, 2025

Days on Market                8

Zoning                            Zone 30

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Listing information last updated on August 20th, 2025 at 9:31pm MDT