

# \$370,000 - 3018 30 Avenue, Edmonton

MLS® #E4444657

## \$370,000

3 Bedroom, 1.50 Bathroom, 1,188 sqft  
Single Family on 0.00 Acres

Silver Berry, Edmonton, AB

Welcome home to this freshly painted 3 bedroom half duplex located in the desirable community of Silver Berry. The main floor features laminate flooring, a spacious living room with a fireplace, and a bright dining area—perfect for everyday living and entertaining. Enjoy a generous primary bedroom, a full 4-piece bath, and convenient 2-piece bathroom on the main floor. The unfinished basement offers a blank canvas for your future plans. Step outside to a large backyard with deck, offering plenty of room for gardening, gatherings, or play. Complete with an attached single garage, this home is located near walking trails and parks, adding to its appeal for outdoor enthusiasts.

Built in 2002

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4444657  |
| Price          | \$370,000 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,188     |
| Acres          | 0.00      |
| Year Built     | 2002      |



|          |               |
|----------|---------------|
| Type     | Single Family |
| Sub-Type | Half Duplex   |
| Style    | 2 Storey      |
| Status   | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3018 30 Avenue |
| Area        | Edmonton       |
| Subdivision | Silver Berry   |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 1V2        |

### Amenities

|           |                                          |
|-----------|------------------------------------------|
| Amenities | On Street Parking, Deck, Detectors Smoke |
| Parking   | Single Garage Attached                   |

### Interior

|              |                                                                                                                         |
|--------------|-------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                                                               |
| Fireplace    | Yes                                                                                                                     |
| Fireplaces   | Tile Surround                                                                                                           |
| Stories      | 2                                                                                                                       |
| Has Basement | Yes                                                                                                                     |
| Basement     | Full, Unfinished                                                                                                        |

### Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                     |
| Exterior Features | Fenced, Playground Nearby, Public Swimming Pool, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                                                |
| Construction      | Wood, Vinyl                                                                     |
| Foundation        | Concrete Perimeter                                                              |

### School Information

|            |                         |
|------------|-------------------------|
| Elementary | Bisset School K-6       |
| Middle     | Kate Chegwin School 7-9 |

High Elder Dr. Francis Whiskey

**Additional Information**

Date Listed June 27th, 2025  
Days on Market 57  
Zoning Zone 30

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