

\$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 7

Zoning Zone 30

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 20th, 2025 at 1:17pm MDT