

# \$389,900 - 3018 30 Avenue, Edmonton

MLS® #E4444657

## \$389,900

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	\$389,900
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 12

Zoning Zone 30

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Listing information last updated on July 9th, 2025 at 6:32pm MDT