

## \$399,000 - 2903 30 Street, Edmonton

MLS® #E4441991

**\$399,000**

3 Bedroom, 1.50 Bathroom, 1,196 sqft

Single Family on 0.00 Acres

Silver Berry, Edmonton, AB

Welcome to this beautifully upgraded duplex in Silverberry offering excellent value and no condo fees! With almost 1,200 sq ft of thoughtfully finished space, this 3-bedroom, 1.5-bath home includes a single attached garage and a long list of 2020 improvements. Updates include new siding, roof, windows, doors, concrete driveway, furnace, hot water tank, and modern plumbing and electrical systems. Inside, you'll find quartz countertops, full-height tile backsplash, sleek kitchen cabinetry, LED lighting throughout, durable laminate flooring, upgraded closet shelving, ceramic tile, plush carpet, and an electric fireplace for added charm. The spacious backyard is fully landscaped and features a full-width deck perfect for summer evenings. The basement has roughed-in plumbing and is ready for your future plans. Located in a family-friendly neighborhood close to parks, schools, and shopping. Move-in ready and priced to impress!

Built in 2002

### Essential Information

MLS® # E4441991

Price \$399,000

Bedrooms 3



|                |               |
|----------------|---------------|
| Bathrooms      | 1.50          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,196         |
| Acres          | 0.00          |
| Year Built     | 2002          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 2903 30 Street |
| Area        | Edmonton       |
| Subdivision | Silver Berry   |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 1V3        |

### Amenities

|           |                                          |
|-----------|------------------------------------------|
| Amenities | Deck, Hot Water Natural Gas, See Remarks |
| Parking   | Single Garage Attached                   |

### Interior

|              |                                                                                                                                          |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating      | Forced Air-1, Natural Gas                                                                                                                |
| Stories      | 2                                                                                                                                        |
| Has Basement | Yes                                                                                                                                      |
| Basement     | Full, Unfinished                                                                                                                         |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior          | Wood, Vinyl                           |
| Exterior Features | Fenced, Landscaped, Playground Nearby |
| Roof              | Asphalt Shingles                      |
| Construction      | Wood, Vinyl                           |
| Foundation        | Concrete Perimeter                    |

### Additional Information

Date Listed June 12th, 2025

Days on Market 4

Zoning Zone 30

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