

## \$425,000 - 3024 32 Avenue, Edmonton

MLS® #E4446318

**\$425,000**

4 Bedroom, 2.50 Bathroom, 1,313 sqft

Single Family on 0.00 Acres

Silver Berry, Edmonton, AB

Welcome to this beautifully maintained 2-storey home in the desirable community of Silver Berry. Offering over 1,300 sq ft of living space above grade plus a fully finished basement, this home is perfect for families or multi-generational living. The main floor features a bright living room, a spacious kitchen with stainless steel appliances, and a cozy dining area. Upstairs you'll find three generously sized bedrooms and a full bath. The fully finished basement includes a second kitchen, making it ideal for use as a mother-in-law suite or private living space. Located close to schools, shopping, parks, public transit, and with easy access to Anthony Henday and Whitemud Drive. Enjoy the landscaped and fenced backyard—perfect for relaxing or entertaining. A must-see home in a family-friendly neighborhood!

Built in 2005

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4446318  |
| Price          | \$425,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,313     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2005                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3024 32 Avenue |
| Area        | Edmonton       |
| Subdivision | Silver Berry   |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 1X1        |

### Amenities

|           |                   |
|-----------|-------------------|
| Amenities | See Remarks       |
| Parking   | Rear Drive Access |

### Interior

|              |                                                  |
|--------------|--------------------------------------------------|
| Appliances   | Washer, Dryer-Two, Refrigerators-Two, Stoves-Two |
| Heating      | Forced Air-1, Natural Gas                        |
| Stories      | 3                                                |
| Has Basement | Yes                                              |
| Basement     | Full, Finished                                   |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 7th, 2025 |
| Days on Market | 44             |
| 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 8:47am MDT