

## \$399,990 - 3008 31 Avenue, Edmonton

MLS® #E4444464

**\$399,990**

3 Bedroom, 2.50 Bathroom, 1,194 sqft

Single Family on 0.00 Acres

Silver Berry, Edmonton, AB

Located in the desirable community of Silver Berry, this fully renovated including new roof half-duplex offers functional living space with 3 bedrooms and 2.5 bathrooms. The main floor features a spacious open-concept layout with a bright living area, cozy dining space, and a functional kitchen with ample cabinetry. Large windows throughout bring in plenty of natural light. Upstairs, you'll find a generous primary bedroom, along with two additional bedrooms and a full bath—ideal for families. The fully fenced backyard is perfect for kids, pets, or weekend BBQs, and the single attached garage adds extra convenience. Massive backyard backing to an alley, opportunity to build another garage or garage suite. Situated in a quiet, family-friendly neighbourhood close to schools, shopping, transit, parks, and major roadways like Whitemud & Anthony Henday. Basement has full washroom. Perfect for first-time homebuyers, downsizers, or investors looking for solid rental potential in a high-demand area.

Built in 2003

### Essential Information

MLS® # E4444464

Price \$399,990

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,194
Acres	0.00
Year Built	2003
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	3008 31 Avenue
Area	Edmonton
Subdivision	Silver Berry
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1W9

### Amenities

Amenities	Air Conditioner, No Animal Home, No Smoking Home
Parking	Single Garage Attached

### Interior

Appliances	Dishwasher-Built-In, Fan-Ceiling, Hood Fan, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	None
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Bisset School
Middle	Elder Dr. Francis Whiskeyj
High	Elder Dr. Francis Whiskeyj

**Additional Information**

Date Listed	June 26th, 2025
Days on Market	9
Zoning	Zone 30

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