

## \$449,000 - 3008 32 Avenue, Edmonton

MLS® #E4430370

**\$449,000**

3 Bedroom, 2.00 Bathroom, 1,080 sqft

Single Family on 0.00 Acres

Silver Berry, Edmonton, AB

Lovely Home in a nice neighborhood of Silver Berry. The main floor features a large living room with corner fire place and large window for natural light. It has a good size kitchen with black appliances and lots of cabinets for storage. The master bedroom is huge with his and her closet. There is a second bedroom on the main floor and a jack and jill 4 piece bathroom. The basement has a large family room, 3rd bedroom, 3 piece bathroom, laundry room and storage area. It has an oversized double detached garage. Upgrades include Tankless Water Heater 2024, New Furnace 2024, Washer/ Dryer 2023. This house also features central air conditioning just perfect for the hot summer months. Close to all amenities and easy access to Anthony Henday Drive.

Built in 2005

### Essential Information

MLS® #	E4430370
Price	\$449,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,080
Acres	0.00
Year Built	2005



Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	3008 32 Avenue
Area	Edmonton
Subdivision	Silver Berry
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1X1

### Amenities

Amenities	Air Conditioner, Hot Water Tankless
Parking	Double Garage Detached

### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 11th, 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 April 18th, 2025 at 8:32pm MDT