

## \$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. !!!!!Sepertate Entry to the Baement !!!!!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 youâ€™™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 backyardâ€™™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 | 70             |
| Zoning         | Zone 30        |

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Listing information last updated on September 15th, 2025 at 1:17pm MDT