

## \$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 â€” 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, youâ€™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 deckâ€”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 51

Zoning Zone 30

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