

## \$399,900 - 3008 31 Avenue, Edmonton

MLS® #E4448331

**\$399,900**

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 2.5bathrooms. The main floor features a spacious open-concept layout with a bright living area,cozy dining space, and a functional kitchen with amplecabinetry. Large windows throughout bring in plenty of natural light. Upstairs, you'll find a generous primary bedroom, along with two additional bedroomsand a full bath—ideal for families. The fully fenced backyard is perfect for kids, pets, or weekend BBQs, and the single attached garage adds extraconvenience.Massive backyard backing to an alley,oppurtunity to build another garage or garage suite.Situated in a quiet, family-friendly neighbourhoodclose to schools, shopping, transit, parks, and major roadways like Whitemud & Anthony Henday. Basement has full washroom. Perfect for first-timehomebuyers, downsizers, or investors looking for solid rental potential in a high-demand area.

Built in 2003

### Essential Information

MLS® # E4448331

Price \$399,900



|                |               |
|----------------|---------------|
| 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, Deck, Front Porch, No Animal Home, No Smoking Home |
| Parking   | Single Garage Attached                                              |

### Interior

|              |                                                                                  |
|--------------|----------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Fan-Ceiling, 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 | Back Lane, Fenced, Landscaped, Park/Reserve, Playground Nearby, |

Public Transportation, Schools, Shopping Nearby

|              |                    |
|--------------|--------------------|
| 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    | July 17th, 2025 |
| Days on Market | 18              |
| Zoning         | Zone 30         |

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Listing information last updated on August 4th, 2025 at 6:32pm MDT