

## \$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 | 5                |
| Zoning         | Zone 30          |

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Listing information last updated on April 16th, 2025 at 11:32am MDT