

# \$389,900 - 3008 31 Avenue, Edmonton

MLS® #E4460240

**\$389,900**

3 Bedroom, 2.50 Bathroom, 1,194 sqft  
Single Family on 0.00 Acres

Silver Berry, Edmonton, AB

Silver Berry welcomes you, completely renovated including new roof, half-duplex offers functional living space with 3 bedrooms and 2.5 bathrooms including SEPARATE ENTRANCE. The main floor features a spacious open-concept layout with a bright living area, cozy dining space, and a functional kitchen with ample cabinetry. Large windows throughout bring in plenty of natural light. Upstairs, you'll find a generous primary bedroom, along with two additional bedrooms and a full bath—ideal for families. The fully fenced backyard is perfect for kids, pets, or weekend BBQs, and the single attached garage adds extra convenience. Massive backyard backing to an alley, opportunity to build another garage or garden suite. Situated in a quiet, family-friendly neighbourhood close to schools, shopping, transit, parks, and major roadways like Whitemud & Anthony Henday. Basement has full washroom. Perfect for first-time homebuyers, downsizers, or investors looking for solid rental potential in a high-demand area. Home awaits.

Built in 2003

## Essential Information

MLS® #	E4460240
Price	\$389,900



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 October 1st, 2025  
Days on Market 1  
Zoning Zone 30

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Listing information last updated on October 2nd, 2025 at 4:18pm MDT