

# \$389,000 - 2927 30 Street, Edmonton

MLS® #E4456714

## \$389,000

2 Bedroom, 1.50 Bathroom, 1,324 sqft  
Single Family on 0.00 Acres

Silver Berry, Edmonton, AB

1324 sq.ft half duplex, situated on a 5230 SQ.FT. Corner Lot, this property backs onto a Greenbelt with walking trails. This well-maintained property offers 2 spacious bedrooms and 2 bathrooms. The main floor includes an addition (2009) with large windows, providing extra space that can be used as a dining area or flexible living space. The exterior is accented with stone for added curb appeal. The basement features a family/games room, and recent updates include a newer washer, fridge, and central A/C. Shingles were replaced in 2024. Enjoy the large deck accessible from the patio doors, along with beautifully landscaped grounds featuring a rock garden, mature trees, and a garden shed for extra storage.

Built in 2002

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4456714  |
| Price          | \$389,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,324     |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 2002          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 2927 30 Street |
| Area        | Edmonton       |
| Subdivision | Silver Berry   |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 1V2        |

### **Amenities**

|           |                                                                      |
|-----------|----------------------------------------------------------------------|
| Amenities | Deck                                                                 |
| Parking   | Front Drive Access, Parking Pad Cement/Paved, Single Garage Attached |

### **Interior**

|              |                                                                                                                                                                              |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Cleaner-Electronic, Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                                                                    |
| Fireplace    | Yes                                                                                                                                                                          |
| Fireplaces   | Corner, Glass Door                                                                                                                                                           |
| Stories      | 3                                                                                                                                                                            |
| Has Basement | Yes                                                                                                                                                                          |
| Basement     | Full, Finished                                                                                                                                                               |

### **Exterior**

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone                                                                                                                           |
| Exterior Features | Fenced, Flat Site, Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                      |
| Construction      | Wood, Stone                                                                                                                           |
| Foundation        | Concrete Perimeter                                                                                                                    |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 8th, 2025 |
| Days on Market | 40                  |
| Zoning         | Zone 30             |

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Listing information last updated on October 18th, 2025 at 2:32am MDT