

## \$458,000 - 3005 32 Avenue, Edmonton

MLS® #E4453545

**\$458,000**

4 Bedroom, 2.50 Bathroom, 1,370 sqft

Single Family on 0.00 Acres

Silver Berry, Edmonton, AB

Corner Lot, North Facing, Separate Entrance possible, Back Lane, Garden Suite, Parking and Parking, are some of the options out of all that you may expect from this beauty. May also build 4 Plex on it. Total Living Space of more then 2500 sq feet. Parch at Front, Deck at Back. Master With attached Washroom and good size Closet. Upgraded grey cabinets, tile counter & backsplash, pantry, and ample counter space with butcher block island. half bath and back entry leading to the yard with 2 garden sheds, fire-pit and spacious 2 car parking pad. 3 Bed 2.5 Bath and The fully finished basement features a bedroom and family room. Hot water tank 2019, sump ump 2019, most of appliances upgrade in 2019, AC 2019, newer main floor washroom. A must see!

Built in 2003

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4453545  |
| Price          | \$458,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,370     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2003                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3005 32 Avenue |
| Area        | Edmonton       |
| Subdivision | Silver Berry   |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 1X1        |

### Amenities

|           |                   |
|-----------|-------------------|
| Amenities | Deck, Front Porch |
| Parking   | 2 Outdoor Stalls  |

### Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | ensuite bathroom                                        |
| Appliances        | Air Conditioning-Central, Dryer, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                               |
| Stories           | 3                                                       |
| Has Basement      | Yes                                                     |
| Basement          | Full, Finished                                          |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | Corner Lot         |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 18th, 2025 |
| Days on Market | 8                 |
| Zoning         | Zone 30           |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF

EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 26th, 2025 at 5:17pm MDT