

## \$549,900 - 3204 29 Avenue, Edmonton

MLS® #E4426723

**\$549,900**

4 Bedroom, 3.50 Bathroom, 1,702 sqft

Single Family on 0.00 Acres

Silver Berry, Edmonton, AB

Welcome to 3204 29 Ave—a stunning, well cared for & well-maintained two-storey home with incredible potential in the heart of Southeast Edmonton. This immaculate property is sure to impress! Recent upgrades include a newer hot water tank, laminate and tile flooring, fresh paint, and a ONE BEDROOM LEGAL BASEMENT SUITE with a separate entrance, ready for new tenants. Whether you're an investor looking to expand your portfolio or a homeowner seeking rental income to help offset your mortgage, this home is a fantastic opportunity. The main floor boasts a spacious entryway leading into a bright living area, seamlessly connected to the kitchen and dining space, which overlooks the backyard and a huge deck—perfect for entertaining. A half-bathroom and laundry room complete this level. Upstairs, you'll find a cozy bonus room with a gas fireplace, three generously sized bedrooms, including a master suite with an ensuite, and a full bathroom. Don't miss your chance to own this exceptional home at an amazing price!

Built in 2002

### Essential Information

MLS® # E4426723

Price \$549,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,702                  |
| Acres          | 0.00                   |
| Year Built     | 2002                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3204 29 Avenue |
| Area        | Edmonton       |
| Subdivision | Silver Berry   |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 1T3        |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Carbon Monoxide Detectors, Closet Organizers, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Vinyl Windows, See Remarks |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating           | Forced Air-2, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Heatilator/Fan, Insert, Mantel  |
| Stories           | 3   |
| Has Suite         | Yes   |
| Has Basement      | Yes   |

|          |                |
|----------|----------------|
| Basement | Full, Finished |
|----------|----------------|

## Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |  |
|-------------------|--|
| Exterior Features | Airport Nearby, Corner Lot, Fenced, Flat Site, Golf Nearby, Landscaped, No Back Lane, Paved Lane, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |
|-------------------|--|

|      |                  |
|------|------------------|
| Roof | Asphalt Shingles |
|------|------------------|

|              |             |
|--------------|-------------|
| Construction | Wood, Vinyl |
|--------------|-------------|

|            |                    |
|------------|--------------------|
| Foundation | Concrete Perimeter |
|------------|--------------------|

## School Information

|            |                   |
|------------|-------------------|
| Elementary | Daly Grove School |
|------------|-------------------|

|        |                     |
|--------|---------------------|
| Middle | Svend Hansen School |
|--------|---------------------|

|      |                      |
|------|----------------------|
| High | J. Percy Page School |
|------|----------------------|

## Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | March 20th, 2025 |
|-------------|------------------|

|                |    |
|----------------|----|
| Days on Market | 53 |
|----------------|----|

|        |         |
|--------|---------|
| Zoning | Zone 30 |
|--------|---------|

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Listing information last updated on May 12th, 2025 at 8:17pm MDT