

## \$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        48

Zoning                      Zone 30

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Listing information last updated on May 6th, 2025 at 10:17pm MDT