

## \$534,900 - 3204 29 Avenue, Edmonton

MLS® #E4437587

**\$534,900**

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® # E4437587

Price \$534,900



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, Hot Water Natural Gas, 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, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, See Remarks, 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, P Road, Playground Nearby, P Schools, Shopping Nearby, S

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 May 21st, 2025

Days on Market 12

Zoning Zone 30



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