

## \$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          45

Zoning                        Zone 30

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