

# \$269,999 - 3010 33 Avenue, Edmonton

MLS® #E4441264

**\$269,999**

2 Bedroom, 2.50 Bathroom, 1,515 sqft  
Condo / Townhouse on 0.00 Acres

Silver Berry, Edmonton, AB

Welcome to Village On The Creek, where comfort meets convenience! This beautiful 2-bedroom, 2.5-bath townhome offers a mesmerizing view and backs onto a serene walking trail, perfect for those who love nature and tranquility. Ideally located close to schools, amenities, and public transportation, this home is perfect for professionals, young families, or downsizers. Step inside to discover a bright open-concept main floor with soaring 9-foot ceilings, a spacious living room, and a well-appointed kitchen with ample counter space—perfect for entertaining. Upstairs, you’ll find two primary bedrooms, each offering privacy and comfort, featuring a 4-piece ensuite each. View of the creek from the deck!!!

Built in 2006

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4441264  |
| Price          | \$269,999 |
| Bedrooms       | 2         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,515     |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 2006              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### **Community Information**

|             |                |
|-------------|----------------|
| Address     | 3010 33 Avenue |
| Area        | Edmonton       |
| Subdivision | Silver Berry   |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 0C3        |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Ceiling 9 ft., Closet Organizers, Deck |
| Parking   | No Garage                              |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Corner   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 9th, 2025 |
| Days on Market | 7              |
| Zoning         | Zone 30        |
| Condo Fee      | \$265          |

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Listing information last updated on June 16th, 2025 at 12:47am MDT