

## **\$225,000 - 35 3010 33 Avenue, Edmonton**

MLS® #E4443824

**\$225,000**

2 Bedroom, 2.50 Bathroom, 691 sqft

Condo / Townhouse on 0.00 Acres

Silver Berry, Edmonton, AB

Discover comfort and convenience in this beautifully maintained 2-bedroom, 2.5-bathroom townhouse located just steps from Millcreek Ravine. Enjoy quick access to scenic trails, public transit, and major routes like the Whitemud & Henday. Offering approximately 1370 sqft of well-designed living space, this home features a sun-filled main floor with an open layout and a cozy gas fireplace. The bedrooms are tucked away on the lower level, providing a cool retreat during summer months. Freshly painted and move-in ready, the home also includes recently upgraded appliances for peace of mind - including dishwasher, stove, microwave, & washer/dryer. The single attached garage includes a convenient 10x10 overhead storage deck, and the private patio comes complete with a natural gas BBQ hookupâ€”perfect for outdoor entertaining. Immediate possession availableâ€”start your next chapter in this fantastic location!

Built in 2005

### **Essential Information**

MLS® # E4443824

Price \$225,000

Bedrooms 2

Bathrooms 2.50



|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 691               |
| Acres          | 0.00              |
| Year Built     | 2005              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | Bungalow          |
| Status         | Active            |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 35 3010 33 Avenue |
| Area        | Edmonton          |
| Subdivision | Silver Berry      |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6T 0C3           |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Amenities      | Detectors Smoke, No Smoking Home |
| Parking Spaces | 2                                |
| Parking        | Single Garage Attached           |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Mantel  |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Vinyl                              |
| Exterior Features | Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 23rd, 2025 |
| Days on Market | 13              |
| Zoning         | Zone 30         |
| Condo Fee      | \$305           |

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Listing information last updated on July 6th, 2025 at 7:32pm MDT