

Courtesy Of Heather McLellan Of Exp Realty

## \$220,000 - 91 3010 33 Avenue, Edmonton

MLS® #E4428943

**\$220,000**

2 Bedroom, 2.50 Bathroom, 686 sqft  
Condo / Townhouse on 0.00 Acres

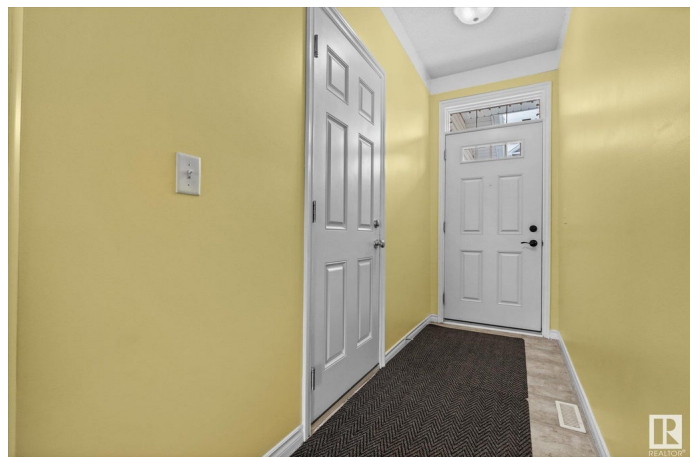
Silver Berry, Edmonton, AB

New on the market, 91, 3010 33 Ave NW is a fantastic condo located in the quiet location of Silver Berry with an attached garage. This condo offers a great layout with plenty of space! Kitchen features an island with seating and plenty of cupboard space and a stainless steel range. Open concept allows plenty of natural light to flood into the living room with it's cozy gas fireplace for chilly evenings and has access to the balcony. Balcony views are spectacular! Facing Mill Creek with plenty of mature trees and nature to enjoy. 2 piece bathroom completes the main floor. Into the basement you will find a 4 piece bathroom, primary bedroom complete with walk-through closet leading into the 4 piece ensuite. Laundry room is spacious with plenty of storage room and second bedroom has walk-out patio doors puts you closer to the trails along the ravine. The Meadows Recreation Centre and Mill Woods Golf Course are minutes away!

Built in 2006

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4428943  |
| Price     | \$220,000 |
| Bedrooms  | 2         |
| Bathrooms | 2.50      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 686               |
| Acres          | 0.00              |
| Year Built     | 2006              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | Bi-Level          |
| Status         | Active            |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 91 3010 33 Avenue |
| Area        | Edmonton          |
| Subdivision | Silver Berry      |
| City        | Edmonton          |
| County      | ALBERTA           |
| Province    | AB                |
| Postal Code | T6T 0C3           |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Crawl Space, Parking-Visitor, Patio, Vinyl Windows, Walkout Basement |
| Parking   | Single Garage Attached   |

### **Interior**

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

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Brick, Vinyl   |
| Exterior Features | Backs Onto Park/Trees, Fenced, Flat Site, Golf Nearby, Low Maintenance Landscape, No Back Lane, No Through Road, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Brick, Vinyl |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 2               |
| Zoning         | Zone 30         |
| Condo Fee      | \$312           |

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Listing information last updated on April 5th, 2025 at 9:32am MDT