

## \$269,900 - 35 3010 33 Avenue, Edmonton

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MLS® #E4435084

**\$269,900**

2 Bedroom, 2.50 Bathroom, 624 sqft

Condo / Townhouse on 0.00 Acres

Silver Berry, Edmonton, AB

Welcome to your new home! Located just off of the Millcreek Ravine with close access to the ravine trails, bus routes, the Henday and Whitemud this bright, spacious bi-level 2 bedroom, 2.5 bathroom condo with single car garage is perfect for everyone. Approximately 1400sqft of living space. Bedrooms are downstairs and cool all summer. Well maintained. Forced air heating with gas fireplace. Hot water tank replaced in 2021. Dishwasher, Stove, over range Microwave and washer/drier recently replaced. Single car garage has 10x10 storage deck above. Patio has Natural Gas BBQ hookup. TELUS Fiberoptic Internet ready for hookup. Freshly painted and available for immediate possession.

Built in 2006

### Essential Information

MLS® #	E4435084
Price	\$269,900
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	624
Acres	0.00



Year Built	2006
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
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	Ceiling 9 ft., Closet Organizer, No Smoking Home, Parking, Storage-In-Suite
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Parking	Parking Pad Cement/Paved, Street
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### Interior

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher, Garage Opener, Microwave, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Direct Vent
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick
Exterior Features	Public Transportation, School Zone
Roof	Asphalt Shingles
Construction	Wood, Brick
Foundation	Concrete Perimeter



**Additional Information**

Date Listed	May 8th, 2025
Days on Market	2
Zoning	Zone 30
Condo Fee	\$310

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Listing information last updated on May 10th, 2025 at 9:02am MDT