

## \$549,900 - 2904 33a Street, Edmonton

MLS® #E4440072

**\$549,900**

4 Bedroom, 3.00 Bathroom, 1,705 sqft

Single Family on 0.00 Acres

Silver Berry, Edmonton, AB

This beautifully maintained 4 bedroom, 3 bathroom home offers over 2,300 sq ft of well designed living space, with luxury vinyl plank flooring throughout. The kitchen features a massive island and a walk-in pantry, while the generous living room boasts a gas fireplace—perfect for relaxing evenings.. Recent updates include a new hot water tank, appliance replacements, and a newer roof. The heated double attached garage is next level with custom LED lights & epoxy flooring. The fully finished basement adds valuable extra living space for a recreation room, home office, or guest area. Step outside to a breathtaking, oversized reverse pie lot with a stunning 3-tier cedar deck—ideal for hosting. The spacious backyard provides endless possibilities for gardening, play areas, or outdoor gatherings. Located in family-friendly Silver Berry with easy access to Whitemud Drive, Anthony Henday, schools, parks, transit, and shopping. All this home needs is YOU!

Built in 2002

### Essential Information

MLS® #	E4440072
Price	\$549,900
Bedrooms	4
Bathrooms	3.00



Full Baths	3
Square Footage	1,705
Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	2904 33a Street
Area	Edmonton
Subdivision	Silver Berry
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1V5

### **Amenities**

Amenities	Deck, Detectors Smoke
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Park/Reserve, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Bisset School
Middle	Kate Chegwin School
High	Francis Whiskeyjack School

**Additional Information**

Date Listed	June 3rd, 2025
Days on Market	15
Zoning	Zone 30

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 18th, 2025 at 8:47am MDT