

## \$285,000 - 28 3380 28a Avenue, Edmonton

MLS® #E4435483

**\$285,000**

2 Bedroom, 1.50 Bathroom, 1,329 sqft

Condo / Townhouse on 0.00 Acres

Silver Berry, Edmonton, AB

Inviting, well-maintained 2-bedroom, 1.5-bath townhome in the quiet Mill Creek Court complex in Silverberry. This bright 1,329 sq ft home features vaulted ceilings and a stunning floor-to-ceiling bay window that fills the living room with natural light. The kitchen offers a practical layout with ample cupboard space and opens to a lovely dining area with patio doors leading to a private deck beside a mature pine tree—perfect for morning coffee or relaxing. A convenient two-piece bath completes the main floor. Upstairs, you'll find two spacious bedrooms, including a primary with a walk-through closet to a full bath. Two front parking stalls and a full, unfinished basement offer added value. Close to the Whitemud, Anthony Henday, schools, and shopping—this home offers comfort and convenience in a peaceful setting.

Built in 2002

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4435483  |
| Price          | \$285,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,329     |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2002              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 28 3380 28a Avenue |
| Area        | Edmonton           |
| Subdivision | Silver Berry       |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6T 1V4            |

### Amenities

|           |                                                                     |
|-----------|---------------------------------------------------------------------|
| Amenities | Deck, No Animal Home, No Smoking Home, Vaulted Ceiling, See Remarks |
| Parking   | 2 Outdoor Stalls                                                    |

### Interior

|              |                                                                                              |
|--------------|----------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                    |
| Stories      | 2                                                                                            |
| Has Basement | Yes                                                                                          |
| Basement     | Full, Unfinished                                                                             |

### Exterior

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

### Additional Information

|             |               |
|-------------|---------------|
| Date Listed | May 9th, 2025 |
| Zoning      | Zone 30       |

Condo Fee                \$310

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Listing information last updated on May 9th, 2025 at 8:02pm MDT