

## **\$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	8
Zoning	Zone 30
Condo Fee	\$305

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