

## **\$249,900 - 35 3010 33 Avenue, Edmonton**

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MLS® #E4435084

**\$249,900**

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          | \$249,900 |
| 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<br>No Smoking Home, Park<br>Storage-In-Suite |
|-----------|--|

|         |                           |
|---------|---------------------------|
| Parking | Parking Pad Cement/Paved, |
|---------|---------------------------|

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Alarm/Security System, Dishwasher,<br>Garage Opener, Microwave<br>Stove-Electric, Washer, Window<br>Units |
| 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 |
| Roof              | Asphalt Shingles              |
| Construction      | Wood, Brick                   |
| Foundation        | Concrete Perimeter            |



**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 42            |
| Zoning         | Zone 30       |
| Condo Fee      | \$310         |

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Listing information last updated on June 19th, 2025 at 7:32am MDT