

\$249,000 - 117 3010 33 Avenue, Edmonton

MLS® #E4456372

\$249,000

2 Bedroom, 2.50 Bathroom, 1,506 sqft

Condo / Townhouse on 0.00 Acres

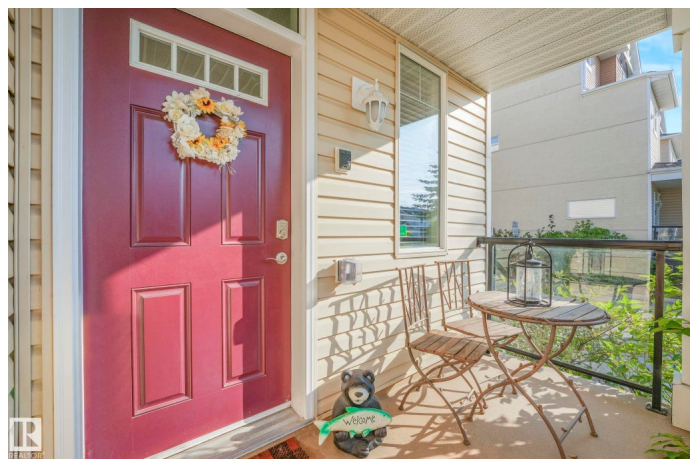
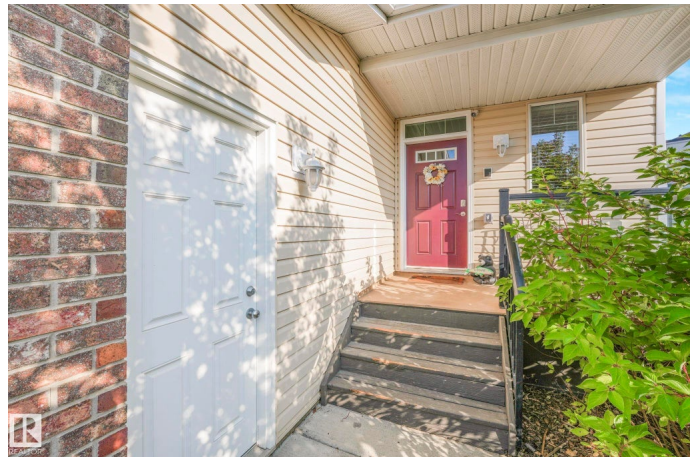
Silver Berry, Edmonton, AB

MODERN STYLE MEETS NATURE! Perfect for first-time buyers, this south-facing end unit townhome in Silverberry backs right onto the peaceful Mill Creek Ravine—offering unbeatable privacy and views. Step inside to a spacious entry and wide staircase leading to an open-concept main floor filled with natural light. The kitchen shines with stainless steel appliances, ample cabinets, and an island with eating bar—great for entertaining! Cozy up by the gas fireplace in the bright living room or step out to your private balcony overlooking the ravine. Main floor also features laundry and a stylish 2pc bath. Upstairs: TWO huge bedrooms, each with its own private ensuite. The primary includes a walk-in closet and stunning ravine views; the second bedroom has an oversized closet. Enjoy an insulated garage, LOW condo fees, and a pet-friendly, well-managed complex—just steps to trails, close to shopping, transit, and Whitemud! AN ABSOLUTE MUST SEE!!

Built in 2007

Essential Information

MLS® #	E4456372
Price	\$249,000
Bedrooms	2
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,506
Acres	0.00
Year Built	2007
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	117 3010 33 Avenue
Area	Edmonton
Subdivision	Silver Berry
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0C3

Amenities

Amenities	Detectors Smoke, See Remarks
Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	2
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Backs Onto Park/Trees, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Ravine View, Schools,

	Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 5th, 2025
Days on Market	13
Zoning	Zone 30
Condo Fee	\$319

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 September 18th, 2025 at 12:02pm MDT