

Courtesy Of Heather McLellan Of Exp Realty

## \$220,000 - 91 3010 33 Avenue, Edmonton

MLS® #E4428943

**\$220,000**

2 Bedroom, 2.50 Bathroom, 686 sqft  
Condo / Townhouse on 0.00 Acres

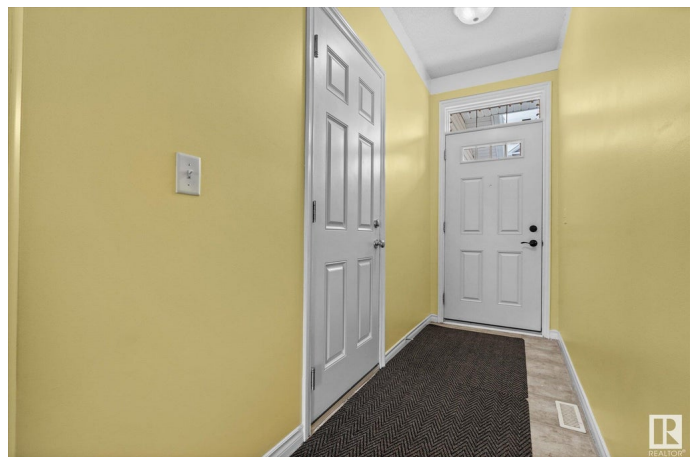
Silver Berry, Edmonton, AB

New on the market, 91, 3010 33 Ave NW is a fantastic condo located in the quiet location of Silver Berry with an attached garage. This condo offers a great layout with plenty of space! Kitchen features an island with seating and plenty of cupboard space and a stainless steel range. Open concept allows plenty of natural light to flood into the living room with it's cozy gas fireplace for chilly evenings and has access to the balcony. Balcony views are spectacular! Facing Mill Creek with plenty of mature trees and nature to enjoy. 2 piece bathroom completes the main floor. Into the basement you will find a 4 piece bathroom, primary bedroom complete with walk-through closet leading into the 4 piece ensuite. Laundry room is spacious with plenty of storage room and second bedroom has walk-out patio doors puts you closer to the trails along the ravine. The Meadows Recreation Centre and Mill Woods Golf Course are minutes away!

Built in 2006

### Essential Information

MLS® #	E4428943
Price	\$220,000
Bedrooms	2
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	686
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	Bi-Level
Status	Active

### **Community Information**

Address	91 3010 33 Avenue
Area	Edmonton
Subdivision	Silver Berry
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0C3

### **Amenities**

Amenities	Crawl Space, Parking-Visitor, Patio, Vinyl Windows, Walkout Basement
Parking	Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Flat Site, Golf Nearby, Low Maintenance Landscape, No Back Lane, No Through Road, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 3rd, 2025
Days on Market	1
Zoning	Zone 30
Condo Fee	\$312

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 April 4th, 2025 at 6:47pm MDT