# \$269,900 - 35 3010 33 Avenue, Edmonton

MLS® #E4435084

### \$269,900

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. Vacant, freshly painted and available for immediate possession.



### Built in 2006

#### **Essential Information**

MLS® # E4435084
Price \$269,900
Bedrooms 2

Bathrooms 2.50 Full Baths 2

Half Baths 1
Square Footage 624

Acres 0.00

Year Built 2006

Condo / Townhouse Type

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

T6T 0C3 Postal Code

### **Amenities**

**Amenities** Ceiling 9 ft., Closet Organize

No Smoking Home,

Storage-In-Suite

**Parking** Parking Pad Cement/Paved,

### Interior

**Interior Features** ensuite bathroom

Alarm/Security System, Dis **Appliances** 

Garage Opener, Microwave Stove-Electric, Washer, Winc

Forced Air-1, Natural Gas Heating

Fireplace Yes

**Fireplaces Direct Vent** 

2 **Stories** 

Yes Has Basement

Basement Full, Finished

## **Exterior**

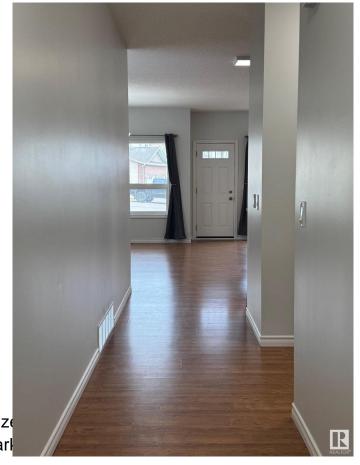
Exterior Wood, Brick

**Exterior Features** Public Transportation, Schoo

Roof **Asphalt Shingles** 

Construction Wood, Brick

Foundation Concrete Perimeter





### **Additional Information**

Date Listed May 8th, 2025

Zoning Zone 30

Condo Fee \$310

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Listing information last updated on May 8th, 2025 at 3:17pm MDT