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

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

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

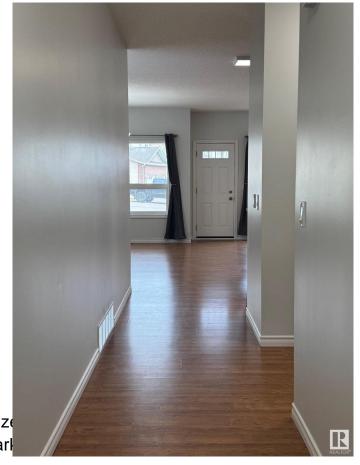
Exterior Wood, Brick

Exterior Features Public Transportation, Schoo

Roof **Asphalt Shingles**

Construction Wood, Brick

Foundation Concrete Perimeter





Additional Information

Date Listed May 8th, 2025

Days on Market 40

Zoning Zone 30

Condo Fee \$310

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 June 17th, 2025 at 3:17am MDT