

## \$274,900 - 101 3380 28 A Avenue, Edmonton

MLS® #E4426529

**\$274,900**

3 Bedroom, 2.00 Bathroom, 1,170 sqft  
Condo / Townhouse on 0.00 Acres

Silver Berry, Edmonton, AB

Calling all first time home buyers and investors!! This Silverberry END unit townhouse is conveniently located within walking distance to the ravine, playgrounds, parks and shopping. This well kept 1162 sq ft layout offers a spacious 3 bedrooms, 2 baths with a HUGE unfinished basement ready for your development! A welcoming entryway leads into the bright open living room with ample natural light. The layout offers an easy flow to a sunny spacious kitchen and dining space, great for entertaining. The primary bedroom boasts a walk-through closet and a 4 piece ensuite, while the other two bedrooms offer ample privacy on the back of the house with another bathroom. Two dedicated parking stalls and nearby visitor parking make this home is a must see on your list!! Don't miss out!!

Built in 2003

### Essential Information

MLS® #	E4426529
Price	\$274,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,170
Acres	0.00



Year Built	2003
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	Bungalow
Status	Active

### **Community Information**

Address	101 3380 28 A Avenue
Area	Edmonton
Subdivision	Silver Berry
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1V4

### **Amenities**

Amenities	Off Street Parking, On Street Parking, Carbon Monoxide Detectors, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Extra, Parking-Plug-Ins, Parking-Visitor, Vinyl Windows
Parking	2 Outdoor Stalls

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 20th, 2025
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Days on Market	21
Zoning	Zone 30
Condo Fee	\$303

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Listing information last updated on April 10th, 2025 at 4:32am MDT