# \$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 15

Zoning Zone 30

Condo Fee \$312

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