

## \$222,000 - 115 3010 33 Avenue, Edmonton

MLS® #E4459618

**\$222,000**

2 Bedroom, 2.50 Bathroom, 591 sqft

Condo / Townhouse on 0.00 Acres

Silver Berry, Edmonton, AB

Charming 2 - Bedroom Townhouse in Silverberry with Ravine Views. Welcome to this inviting 2 -bedroom, 2.5 - bathroom townhouse located in the highly sought-after Siverberry community. Designed for comfort and convenience, this home offers a warm and functional layout perfect for modern living. The main floor is an open-concept living area filled with natural light and overlooking the tranquil ravine. The cozy fireplace adds charm and comfort, making it an ideal space to relax or entertain. The kitchen is thoughtfull designed with ample cabinetry, counter space, and modern finishes, seamlessly connecting to the dining and living areas plus a half bathroom. Downstairs, you'll find two generously sized bedrooms, each with its own private full bathroom- perfect for families or roomates. This home includes an outdoor parking stall for your convenience. Come and check it out.

Built in 2007

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4459618  |
| Price      | \$222,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                   |
|----------------|-------------------|
| Half Baths     | 1                 |
| Square Footage | 591               |
| Acres          | 0.00              |
| Year Built     | 2007              |
| Type           | Condo / Townhouse |
| Sub-Type       | Stacked Townhouse |
| Style          | 2 Storey          |
| Status         | Active            |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 115 3010 33 Avenue |
| Area        | Edmonton           |
| Subdivision | Silver Berry       |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6T 0C3            |

### **Amenities**

|           |                                |
|-----------|--------------------------------|
| Amenities | Ceiling 9 ft., Detectors Smoke |
| Parking   | Stall                          |

### **Interior**

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                 |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                        |
| Fireplace         | Yes                                                                                                              |
| Fireplaces        | Direct Vent                                                                                                      |
| Stories           | 2                                                                                                                |
| Has Basement      | Yes                                                                                                              |
| Basement          | Full, Finished                                                                                                   |

### **Exterior**

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                               |
| Exterior Features | Backs Onto Park/Trees, Flat Site, Golf Nearby, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                          |
| Construction      | Wood, Vinyl                                                                                                               |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 26th, 2025  
Days on Market                34  
Zoning                              Zone 30  
Condo Fee                        \$248

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