

## \$249,000 - 117 3010 33 Avenue, Edmonton

MLS® #E4456372

**\$249,000**

2 Bedroom, 2.50 Bathroom, 1,506 sqft

Condo / Townhouse on 0.00 Acres

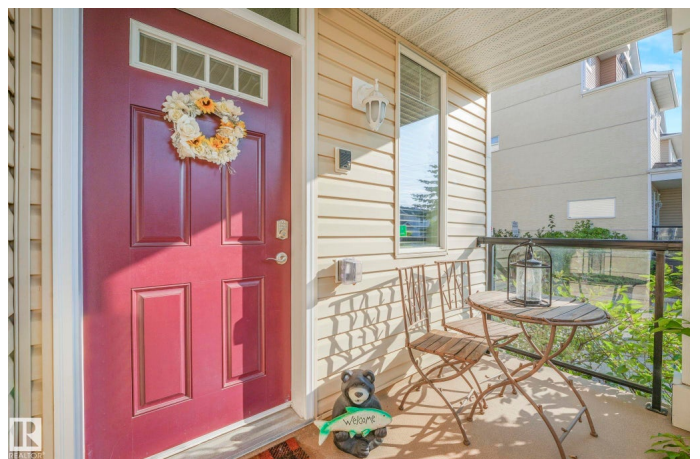
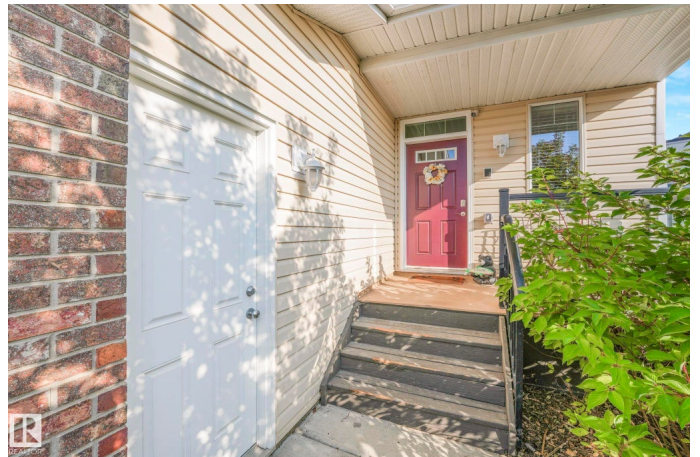
Silver Berry, Edmonton, AB

MODERN STYLE MEETS NATURE! Perfect for first-time buyers, this south-facing end unit townhome in Silverberry backs right onto the peaceful Mill Creek Ravine—offering unbeatable privacy and views. Step inside to a spacious entry and wide staircase leading to an open-concept main floor filled with natural light. The kitchen shines with stainless steel appliances, ample cabinets, and an island with eating bar—great for entertaining! Cozy up by the gas fireplace in the bright living room or step out to your private balcony overlooking the ravine. Main floor also features laundry and a stylish 2pc bath. Upstairs: TWO huge bedrooms, each with its own private ensuite. The primary includes a walk-in closet and stunning ravine views; the second bedroom has an oversized closet. Enjoy an insulated garage, LOW condo fees, and a pet-friendly, well-managed complex—just steps to trails, close to shopping, transit, and Whitemud! AN ABSOLUTE MUST SEE!!

Built in 2007

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4456372  |
| Price     | \$249,000 |
| Bedrooms  | 2         |
| Bathrooms | 2.50      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,506             |
| Acres          | 0.00              |
| Year Built     | 2007              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 117 3010 33 Avenue |
| Area        | Edmonton           |
| Subdivision | Silver Berry       |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6T 0C3            |

### Amenities

|                |                              |
|----------------|------------------------------|
| Amenities      | Detectors Smoke, See Remarks |
| Parking Spaces | 2                            |
| Parking        | Single Garage Attached       |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                  |
| Fireplace         | Yes                                                                        |
| Fireplaces        | Corner                                                                     |
| Stories           | 2                                                                          |
| Has Basement      | Yes                                                                        |
| Basement          | None, No Basement                                                          |

### Exterior

|                   |                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                                             |
| Exterior Features | Backs Onto Park/Trees, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Ravine View, Schools, |

|              |                              |
|--------------|------------------------------|
|              | Shopping Nearby, See Remarks |
| Roof         | Asphalt Shingles             |
| Construction | Wood, Brick, Vinyl           |
| Foundation   | Concrete Perimeter           |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 11                  |
| Zoning         | Zone 30             |
| Condo Fee      | \$319               |

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Listing information last updated on September 15th, 2025 at 9:31pm MDT