

\$230,000 - 95 3010 33 Avenue, Edmonton

MLS® #E4443553

\$230,000

2 Bedroom, 2.50 Bathroom, 657 sqft

Condo / Townhouse on 0.00 Acres

Silver Berry, Edmonton, AB

STEPS FROM MILL CREEK RAVINE.

Welcome to this beautifully designed 2-bdrm, 2.5-bth home offering over 1,300 sq ft of comfortable living space, ideally located near shopping & Mill Creek Ravine's scenic walking trails. The bright, open-concept main floor features soaring 9 ft ceilings, a spacious living area with a cozy gas fireplace, & patio doors leading to a lg private deck—perfect for morning coffee or evening unwinding while taking in nature's sounds. The kitchen, living & dining areas flow seamlessly, with a convenient 2-piece powder room for guests. Downstairs, the walk-out basement also boasts 9 ft ceilings, enhancing the spacious feel. The master includes a private 4-piece ensuite, while the second bedroom offers patio doors to the lower deck with peaceful ravine views. Additional highlights include a SA garage with interior access, ample storage, and a well-maintained complex. Perfect for first-time buyers, downsizers, or investors seeking a blend of urban convenience & natural beauty.

Built in 2006

Essential Information

MLS® # E4443553

Price \$230,000



Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	657
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	Bungalow
Status	Active

Community Information

Address	95 3010 33 Avenue
Area	Edmonton
Subdivision	Silver Berry
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0C3

Amenities

Amenities	Ceiling 9 ft., Deck, No Smoking Home, Parking-Visitor, Patio, Walkout Basement, 9 ft. Basement Ceiling
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
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Exterior Features	Backs Onto Park/Trees, Creek, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 20th, 2025
Days on Market	2
Zoning	Zone 30
Condo Fee	\$312

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