

## \$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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