

## \$524,900 - 2310 33a Avenue, Edmonton

MLS® #E4430160

**\$524,900**

4 Bedroom, 3.00 Bathroom, 1,036 sqft

Single Family on 0.00 Acres

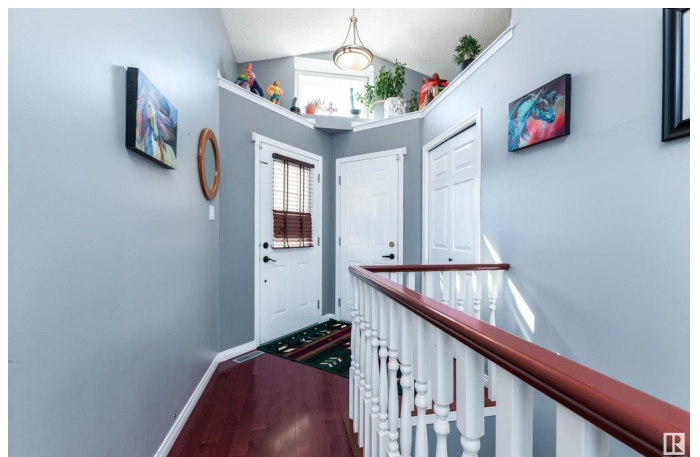
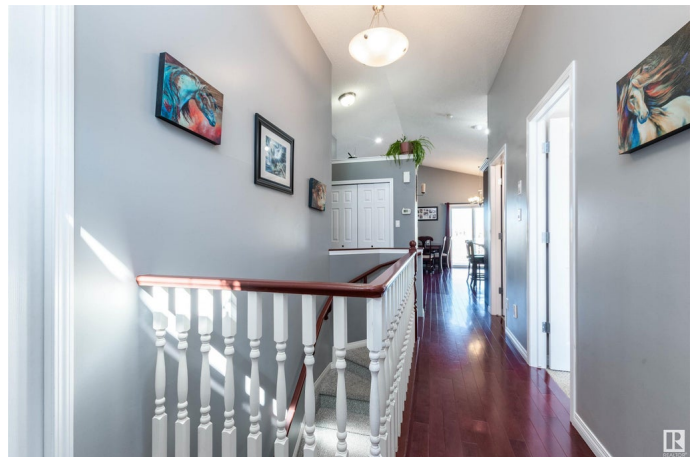
Silver Berry, Edmonton, AB

BACKING THE RAVINE!!! Welcome to this beautiful and FULLY FINISHED WALKOUT BUNGALOW!! This beauty offers many attractive features throughout including a GORGEOUS KITCHEN with cherry wood cabinetry, Granite counter tops and stainless steel appliances. Open and spacious living room with vaulted ceilings and gleaming hardwood floors, plus a generous dining area. Beautiful flex stone deck to enjoy the view! There is a total of 4 bedrooms and 3 bathrooms. The Primary Bedroom has a lovely 4 piece ensuite. Large family room with newer gas stove in the basement. Laundry area and gorgeous 4 piece bathroom plus 2 bedrooms in basement. Walk out to the large covered patio. OVERSIZED GARAGE and BRAND NEW SHINGLES!! This home shows like new! Outstanding home, outstanding value and an OUTSTANDING LOCATION!!! See it and you will love it!!! Visit REALTOR® website for more information.

Built in 2006

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4430160  |
| Price     | \$524,900 |
| Bedrooms  | 4         |
| Bathrooms | 3.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Square Footage | 1,036                  |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 2310 33a Avenue |
| Area        | Edmonton        |
| Subdivision | Silver Berry    |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6T 0A7         |

### **Amenities**

|           |                                    |
|-----------|------------------------------------|
| Amenities | Deck                               |
| Parking   | Double Garage Attached, Over Sized |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Storage Shed, Stove-Electric, Washer, Window Coverings, See Remarks, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Freestanding   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Backs Onto Park/Trees, Creek, Cul-De-Sac, Fenced, Landscaped, Public Transportation, Ravine View, Shopping Nearby |
| Roof              | Asphalt Shingles  |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 9                |
| Zoning         | Zone 30          |

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Listing information last updated on April 19th, 2025 at 9:17am MDT