

## \$269,999 - 3010 33 Avenue, Edmonton

MLS® #E4441264

**\$269,999**

2 Bedroom, 2.50 Bathroom, 1,515 sqft

Condo / Townhouse on 0.00 Acres

Silver Berry, Edmonton, AB

Welcome to Village On The Creek, where comfort meets convenience! This beautiful 2-bedroom, 2.5-bath townhome offers a mesmerizing view and backs onto a serene walking trail, perfect for those who love nature and tranquility. Ideally located close to schools, amenities, and public transportation, this home is perfect for professionals, young families, or downsizers. Step inside to discover a bright open-concept main floor with soaring 9-foot ceilings, a spacious living room, and a well-appointed kitchen with ample counter space—perfect for entertaining. Upstairs, you’ll find two primary bedrooms, each offering privacy and comfort, featuring a 4-piece ensuite each. View of the creek from the deck!!!

Built in 2006

### Essential Information

MLS® #	E4441264
Price	\$269,999
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,515
Acres	0.00



Year Built	2006
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

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

### **Amenities**

Amenities	Ceiling 9 ft., Closet Organizers, Deck
Parking	No Garage

### **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, Vinyl
Exterior Features	Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 9th, 2025
Days on Market	6
Zoning	Zone 30
Condo Fee	\$265

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