

## \$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	11
Zoning	Zone 30

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