

## \$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	10
Zoning	Zone 30

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