

## \$245,000 - 102 3010 33 Avenue, Edmonton

MLS® #E4449594

**\$245,000**

2 Bedroom, 2.50 Bathroom, 1,226 sqft

Condo / Townhouse on 0.00 Acres

Silver Berry, Edmonton, AB

Welcome to Cedar West. This charming 2-bedroom townhouse in Silverberry offers the perfect blend of comfort and convenience. The spacious interior features a cozy living area complete with a beautiful gas fireplace, ideal for those chilly evenings. With two generously sized bedrooms on the lower level, there's ample room for family, guests, or a home office. The townhouse comes with a dedicated parking stall plus a single car garage, ensuring hassle-free parking for you and your visitors. Additionally, the low condo fees make this property even more attractive, providing a budget-friendly option without sacrificing quality. Located in the desirable Aldergrove neighborhood, you'll enjoy peaceful surroundings with easy access to amenities, parks, and public transport. It's the perfect place to call home!

Built in 2006

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4449594  |
| Price          | \$245,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,226     |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2006              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 102 3010 33 Avenue |
| Area        | Edmonton           |
| Subdivision | Silver Berry       |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6T 0C3            |

### Amenities

|           |                                        |
|-----------|----------------------------------------|
| Amenities | Deck, Parking-Visitor, Vaulted Ceiling |
| Parking   | Single Garage Attached                 |

### Interior

|                   |                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                             |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                    |
| Stories           | 2                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                          |
| Basement          | Full, Finished                                                                                                                               |

### Exterior

|                   |                                                                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                                                             |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, River View, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                               |
| Construction      | Wood, Brick, Vinyl                                                                                                                             |
| Foundation        | Concrete Perimeter                                                                                                                             |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 54              |
| Zoning         | Zone 30         |
| Condo Fee      | \$309           |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 17th, 2025 at 5:47pm MDT