

## \$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 6

Zoning Zone 30

Condo Fee \$309

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