

## \$325,000 - 3380 28a Avenue, Edmonton

MLS® #E4435672

**\$325,000**

3 Bedroom, 2.50 Bathroom, 1,334 sqft

Condo / Townhouse on 0.00 Acres

Silver Berry, Edmonton, AB

Welcome Home! Perfect opportunity for first-time home buyers and investors! This well kept 2 + 1 bed 2.5 bath townhouse in family friendly Silverberry neighbourhood offers a spacious 2-storey layout. The main floor features a grand living room with vaulted ceilings and large windows, a dining room perfect for a large table. The sunny kitchen has white cabinets, ample cupboards, and a breakfast nook leading to a private patio/deck. A welcoming entryway and a 2-piece bathroom complete this level. Upstairs, the primary bedroom boasts a walk-through closet to a 4-piece bath, while the second bedroom also has a walk-in closet. The finished basement is complete with living room, 3rd bedroom, 3 pc bath, laundry and ample storage. Enjoy 2 energized parking stalls right in front of the home. Prime location close to major amenities, public transportation, schools, Whitemud drive, and more.

Built in 2003

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4435672  |
| Price      | \$325,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                   |
|----------------|-------------------|
| Half Baths     | 1                 |
| Square Footage | 1,334             |
| Acres          | 0.00              |
| Year Built     | 2003              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 3380 28a Avenue |
| Area        | Edmonton        |
| Subdivision | Silver Berry    |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6T 1V4         |

### Amenities

|           |                       |
|-----------|-----------------------|
| Amenities | Deck, Parking-Visitor |
| Parking   | 2 Outdoor Stalls      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Vacuum System Attachments, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 38            |
| Zoning         | Zone 30       |
| Condo Fee      | \$308         |

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Listing information last updated on June 16th, 2025 at 4:17am MDT