

## \$325,000 - 82 3380 28a Avenue, Edmonton

MLS® #E4447733

**\$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! Recent renovations include new paint in living and dining, new floor on main and new furnace with warranty. 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® # E4447733

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	82 3380 28a Avenue
Area	Edmonton
Subdivision	Silver Berry
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1V4

### **Amenities**

Amenities	Deck
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	July 14th, 2025
Days on Market	13
Zoning	Zone 30
Condo Fee	\$308

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