

**\$312,000 - 31 3380 28a Avenue, Edmonton**

MLS® #E4461651

**\$312,000**

4 Bedroom, 2.50 Bathroom, 1,293 sqft  
Condo / Townhouse on 0.00 Acres

Silver Berry, Edmonton, AB

This beautifully updated 3-bedroom, 3-bath townhouse offers style, comfort, and functionality throughout. Step inside to a bright, sun-filled living room featuring an accent wall and inviting atmosphere. The modern kitchen showcases floor-to-ceiling white cabinetry and granite countertops. Upstairs, youâ€™ll find three spacious bedrooms, including a primary suite with a generous ensuite bathroom. The fully finished basement adds even more value, offering a 4th bedroom, full bath, and versatile bonus roomâ€”ideal for guests, a home office, or a cozy media space. With two convenient parking stalls right out front, this home is the perfect choice for first-time buyers or investors alike.

Built in 2002

**Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4461651  |
| Price          | \$312,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,293     |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 2002              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 31 3380 28a Avenue |
| Area        | Edmonton           |
| Subdivision | Silver Berry       |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6T 1V4            |

### Amenities

|           |                                                      |
|-----------|------------------------------------------------------|
| Amenities | Deck, No Animal Home, No Smoking Home, Vinyl Windows |
| Parking   | 2 Outdoor Stalls                                     |

### Interior

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

### Exterior

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

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 10th, 2025 |
| Days on Market | 10                 |

|           |         |
|-----------|---------|
| Zoning    | Zone 30 |
| Condo Fee | \$310   |

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Listing information last updated on October 20th, 2025 at 5:02pm MDT