

## **\$319,000 - 82 3380 28a Avenue, Edmonton**

MLS® #E4447733

**\$319,000**

3 Bedroom, 2.50 Bathroom, 1,334 sqft  
Condo / Townhouse on 0.00 Acres

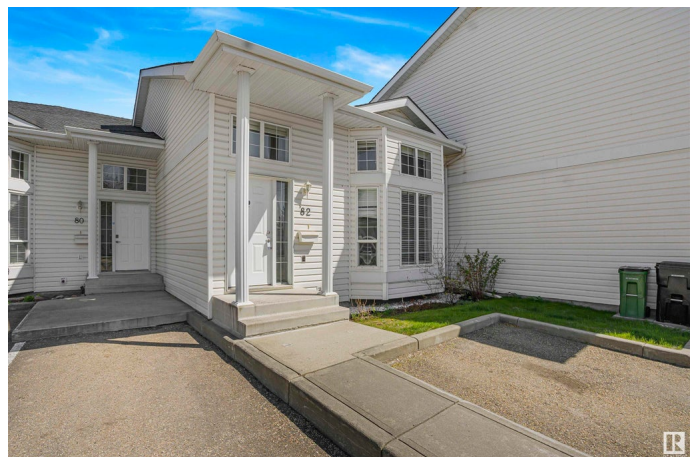
Silver Berry, Edmonton, AB

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    | \$319,000 |
| 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 | 20              |
| Zoning         | Zone 30         |
| Condo Fee      | \$308           |

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 August 3rd, 2025 at 7:47am MDT