

## \$285,000 - 75 3380 28a Avenue, Edmonton

MLS® #E4432171

### \$285,000

3 Bedroom, 2.50 Bathroom, 1,408 sqft

Condo / Townhouse on 0.00 Acres

Silver Berry, Edmonton, AB

A great 3-bedroom, 2.5 bath unit ideally located in Silver Berry. Bright and generous family room. Huge kitchen with plenty of counterspace and storage and room for a dinette, walk-in pantry. A Patio door leading to a newer 8x10 deck. Main floor half bath. Upstairs you will find the primary suite is massive with large bright windows, walk-in closet and a 3 piece ensuite. 2 additional bedrooms and a 4 piece bath. Unfinished basement with newer full-sized washer/dryer, newer hot water tank. 2 parking stalls right out front. 2 pets per unit, dogs under <24" at shoulder. Low condo fee of \$310.23. Easy access to Whitemud or Henday. Many shops and restaurants nearby. Not a lot of turn over in this complex-because owners love it there.

Built in 2004

### Essential Information

MLS® #	E4432171
Price	\$285,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,408
Acres	0.00



Year Built	2004
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	75 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, See Remarks

### 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	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 23rd, 2025
Days on Market	9

Zoning	Zone 30
Condo Fee	\$310

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