

## \$519,000 - 3205 33a St, Edmonton

MLS® #E4446588

**\$519,000**

4 Bedroom, 3.50 Bathroom, 1,886 sqft

Single Family on 0.00 Acres

Silver Berry, Edmonton, AB

Welcome to this exceptional family home located on a desirable corner lot in the heart of Silver Berry, steps away from MILL CREEK RAVINE! Situated on an extended driveway with plenty of parking space, this 2-storey home offers both comfort and functionality. The upper level features 3 bedrooms including a primary ENSUITE with jacuzzi and shower and a BRIGHT BONUS ROOM. Enjoy the extra living space in the fully finished basement, which includes an additional bedroom and full bathroom ideal for guests or extended family. Stay comfortable in the hot summer days with AIR CONDITIONING and enjoy the outdoors with a large deck and yard. Recent upgrades include a NEW ROOF (2024) and Hot Water Tank (2022). This home is located in a family-friendly community close to schools, parks, shopping, and public transit, this home checks all the boxes. Donâ€™t miss this fantastic opportunity in Silver Berry!

Built in 2003

### Essential Information

MLS® #	E4446588
Price	\$519,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3



Half Baths	1
Square Footage	1,886
Acres	0.00
Year Built	2003
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3205 33a St
Area	Edmonton
Subdivision	Silver Berry
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1X7

### Amenities

Amenities	Air Conditioner
Parking	Double Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed July 8th, 2025

Days on Market 6

Zoning Zone 30

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