

## **\$325,000 - 84 3380 28a Avenue, Edmonton**

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MLS® #E4439400

**\$325,000**

4 Bedroom, 3.50 Bathroom, 1,403 sqft

Condo / Townhouse on 0.00 Acres

Silver Berry, Edmonton, AB

This beautifully bright and well-ventilated townhouse offers three fully finished levels of comfortable livingâ€”perfect for larger families. The open main floor features updated flooring (2021) and plenty of natural light, creating a warm and inviting atmosphere throughout. Upstairs, youâ€™ll find three generously sized bedrooms, including a spacious primary suite with a walk-in closet and private ensuite. The other two bedrooms share a full main bathroom and offer great flexibility for kids, guests, or home office use. The fully finished basement adds a large rec room, a fourth bedroom, and a full bathroomâ€”perfect for extended family or visitors. The newer composite deck is ideal for outdoor enjoyment, and two parking stalls right in front of the unit make daily life extra convenient. Located in a safe, welcoming neighborhood close to schools, parks, grocery stores, daycare, and public transit. This home is pet- and smoke-free, and has been very well cared for - ready for you to move in and enjoy!



Built in 2003

### **Essential Information**

MLS® #                      E4439400

Price                        \$325,000

Bedrooms                4

Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,403
Acres	0.00
Year Built	2003
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	84 3380 28a Avenue
Area	Edmonton
Subdivision	Silver Berry
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1V4

### Amenities

Amenities	Deck, Detectors Smoke, Parking-Visitor
Parking	2 Outdoor Stalls

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 30th, 2025  
Days on Market                13  
Zoning                              Zone 30  
Condo Fee                        \$308

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