

## \$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 | 7                |

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

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Listing information last updated on April 30th, 2025 at 10:47am MDT