

## \$299,900 - 57 3380 28a Avenue, Edmonton

MLS® #E4455200

**\$299,900**

3 Bedroom, 2.50 Bathroom, 1,417 sqft

Condo / Townhouse on 0.00 Acres

Silver Berry, Edmonton, AB

Welcome to this spacious and well-maintained 3-bedroom, 2.5-bathroom townhouse, perfectly situated in a desirable South East Edmonton community. Spanning 1,400 sqft, this home offers the ideal balance of low-maintenance living and comfortable space. Step inside to a bright and open living area with large, south-facing windows that fill the home with natural light year-round. The modern kitchen is a true highlight with dark cabinetry, stainless steel appliances, and a spacious layout. Upstairs, the cozy bedrooms feature plush carpeting and ample natural light, with the master bedroom offering an ensuite bathroom and a walk-in closet. The home also features an unfinished basement with endless potential, ideal for adding another living room, bedroom, and bathroom to suit your family's needs. Enjoy your morning coffee or evening barbecue on the private deck, which overlooks a tranquil green space. The unit includes two dedicated parking stalls conveniently located directly in front of the townhouse.

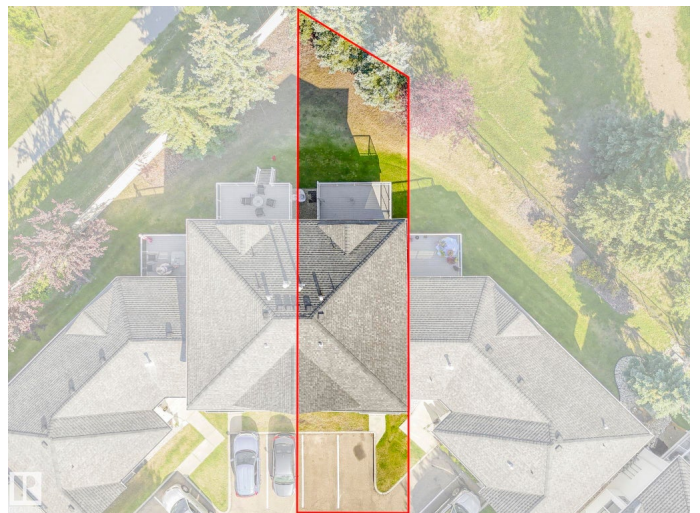
Built in 2003

### Essential Information

MLS® # E4455200

Price \$299,900

Bedrooms 3



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,417             |
| Acres          | 0.00              |
| Year Built     | 2003              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 57 3380 28a Avenue |
| Area        | Edmonton           |
| Subdivision | Silver Berry       |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6T 1V4            |

### Amenities

|                |                                              |
|----------------|----------------------------------------------|
| Amenities      | Deck, Parking-Visitor, Television Connection |
| Parking Spaces | 2                                            |
| Parking        | 2 Outdoor Stalls                             |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                             |
| Appliances        | Dishwasher-Built-In, Dryer, 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 | Golf Nearby, No Back Lane, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                  |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 17                |
| Zoning         | Zone 30           |
| Condo Fee      | \$310             |

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Listing information last updated on September 14th, 2025 at 7:17am MDT