

# \$714,800 - 1809 33b Avenue, Edmonton

MLS® #E4419771

**\$714,800**

7 Bedroom, 5.00 Bathroom, 2,585 sqft

Single Family on 0.00 Acres

Silver Berry, Edmonton, AB

This stunning property in the desirable Silver Berry community offers over 3,710 sq.ft. of living space, providing ample room for large families or those who love to entertain. With 7 spacious bedrooms & 5 full bathrooms, including two 4-piece ensuites, comfort & privacy are priority. The home also features a large bonus room & a VERSATILE DEN on the main floor—perfect to be a bedroom or office. The upper floor includes a cozy loft area for additional lounge space. The FULLY FINISHED BASEMENT HAS A SEPARATE ENTRANCE & offers a recreation room & gym, perfect for staying active at home. the basement has a separate entrance & a SECOND KITCHEN- ideal for multi-generational living! The exterior offers a beautiful balcony & deck, perfect for enjoying warm weather. The fully fenced backyard ensures privacy, while FACING THE RAVINE from the balcony gives serene GREEN VIEWS throughout the warmer months. Close to all amenities for your growing family! This property combines luxury living with peaceful surroundings!

Built in 2009

## Essential Information

MLS® # E4419771

Price \$714,800



Bedrooms	7
Bathrooms	5.00
Full Baths	5
Square Footage	2,585
Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	1809 33b Avenue
Area	Edmonton
Subdivision	Silver Berry
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0H4

### **Amenities**

Amenities	Air Conditioner, Deck
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco
----------	--------------

Exterior Features	Back Lane, Backs Onto Park/Trees, Fenced, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Minchau School
Middle	Kate Chegwin School
High	Dr. Francis Whiskey Jack

### **Additional Information**

Date Listed	January 30th, 2025
Days on Market	65
Zoning	Zone 30

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 5th, 2025 at 7:47am MDT