

## **\$639,900 - 1913 33b Avenue, Edmonton**

MLS® #E4452352

**\$639,900**

6 Bedroom, 4.00 Bathroom, 1,815 sqft

Single Family on 0.00 Acres

Silver Berry, Edmonton, AB

Welcome to this fully finished bi level home in Silverberry!. This home has 6 bedrooms and 4 full washrooms. Basement has a Separate Entrance, 2 bedrooms, a full washroom and a large living room. The upper floor has a spacious formal living room with a large kitchen offering ample cabinet and granite counter top space including a pantry. Main floor also has a family room with a gas fireplace and looks out on to the large deck and professionally landscaped back yard. Upper floor has 3 spacious bedroom with the master offering a full en suite and an additional full washroom. The basement has a separate entrance with 2 large bedrooms, a kitchen and a large living room. The other side of the basement has a separate bedroom with a full en suite. The home comes with an extended oversized driveway and a large attached garage. The location of this home can not be beat as its right across the street from the ravine with no homes in front of you. Close to schools, shopping and public transportation!

Built in 2009

### **Essential Information**

MLS® # E4452352

Price \$639,900

Bedrooms 6



|                |                        |
|----------------|------------------------|
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 1,815                  |
| Acres          | 0.00                   |
| Year Built     | 2009                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 1913 33b Avenue |
| Area        | Edmonton        |
| Subdivision | Silver Berry    |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T6T 0H4         |

### Amenities

|           |                                                        |
|-----------|--------------------------------------------------------|
| Amenities | Deck, No Animal Home, No Smoking Home, Vaulted Ceiling |
| Parking   | Double Garage Attached                                 |

### Interior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                  |
| Appliances        | Dishwasher-Built-In, Dryer, Washer, Refrigerators-Two, Stoves-Two |
| Heating           | Forced Air-1, Natural Gas                                         |
| Stories           | 2                                                                 |
| Has Basement      | Yes                                                               |
| Basement          | Full, Finished                                                    |

### Exterior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                         |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Ravine View, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                    |
| Construction      | Wood, Vinyl                                                                                         |
| Foundation        | Concrete Perimeter                                                                                  |

### Additional Information

Date Listed August 10th, 2025

Days on Market 67

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 October 15th, 2025 at 10:02pm MDT