

## **\$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 73

Zoning Zone 30

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