

# \$1,199,900 - 344 33 Avenue, Edmonton

MLS® #E4426845

**\$1,199,900**

8 Bedroom, 5.00 Bathroom, 3,313 sqft  
Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

Welcome to this house of your dreams 3300+ SF, with fully finished basement which has 2 BEDROOM LEGAL SUITE with SEPARATE ENTRANCE. Basement also has family room area for your own use. On main floor beautiful kitchen with stainless steel appliance and Spice kitchen. Spacious living area, full bedroom with full bath and open to above family area with huge windows for lots of natural light. Beautiful open stairs from middle take you upstairs where you will get 4 bedrooms from which 2 are master suites. Upstairs laundry and separate laundry for basement. This house is backing to green space so you have no neighbors on the back. Covered balcony and deck to enjoy your summer evenings. This house is close to all amenities. Comes with stucco exterior. A MUST SEE!

Built in 2022

## Essential Information

MLS® #	E4426845
Price	\$1,199,900
Bedrooms	8
Bathrooms	5.00
Full Baths	5
Square Footage	3,313
Acres	0.00



Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	344 33 Avenue
Area	Edmonton
Subdivision	Maple Crest
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1J2

### **Amenities**

Amenities	Air Conditioner, Ceiling 9 ft., Deck, No Animal Home, Vaulted Ceiling, See Remarks, Natural Gas BBQ Hookup, Natural Gas Stove Hookup
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Opener, Stove-Electric, Stove-Gas, Dryer-Two, Refrigerators-Two, Washers-Two
Heating	Forced Air-2, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stucco, Hardie Board Siding
Exterior Features	Backs Onto Park/Trees, Fenced, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Ravine View
Roof	Asphalt Shingles
Construction	Wood, Stucco, Hardie Board Siding
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 21st, 2025
Days on Market	13

## Zoning

## Zone 30

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Listing information last updated on April 3rd, 2025 at 8:02pm MDT