

## \$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

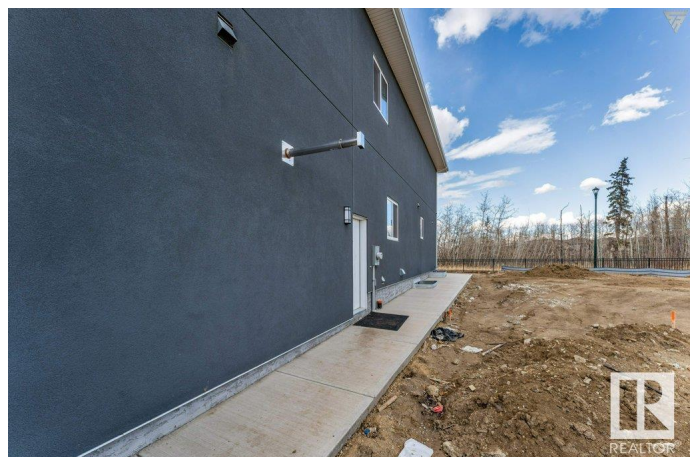
Maple Crest, Edmonton, AB

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 Suite         | Yes  |
| 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 107

Zoning Zone 30

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Listing information last updated on July 6th, 2025 at 4:02am MDT