

## \$765,000 - 348 33 Avenue, Edmonton

MLS® #E4440828

**\$765,000**

6 Bedroom, 5.00 Bathroom, 2,275 sqft

Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

Dreaming of a home that has it all? This stunning property in the highly sought-after Maple community is exactly what you've been waiting for! Nestled on a gorgeous ravine lot, the main floor features a spacious bedroom and full bath, along with a chef's dream spice kitchen. Enjoy soaring 9-foot ceilings on both the main and basement levels, making the entire home feel open and airy. With air conditioning to keep you comfortable all year round, a triple garage for all your vehicles and storage needs, and ensuite bathrooms for each bedroom, this home offers ultimate convenience and privacy. The sleek MDF shelving, luxury vinyl plank flooring, and triple-pane windows add a modern touch while improving energy efficiency and noise reduction. Built by the renowned Art Homes, this property also includes a legal basement suite, ideal for multi-generational living or rental income.

Built in 2022

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4440828  |
| Price      | \$765,000 |
| Bedrooms   | 6         |
| Bathrooms  | 5.00      |
| Full Baths | 5         |



|                |                        |
|----------------|------------------------|
| Square Footage | 2,275                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 348 33 Avenue |
| Area        | Edmonton      |
| Subdivision | Maple Crest   |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6T 2S8       |

### Amenities

|           |                                                                                                                         |
|-----------|-------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Hot Water Tankless, No Animal Home, No Smoking Home, HRV System, 9 ft. Basement Ceiling |
| Parking   | Triple Garage Attached                                                                                                  |

### Interior

|                   |                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                     |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Stove-Electric, Stove-Gas, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                  |
| Fireplaces        | Mantel                                                                                                                                               |
| Stories           | 3                                                                                                                                                    |
| Has Suite         | Yes                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                  |
| Basement          | Full, Finished                                                                                                                                       |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior          | Wood, Stone, Vinyl    |
| Exterior Features | Backs Onto Park/Trees |
| Roof              | Asphalt Shingles      |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 60             |
| Zoning         | Zone 30        |

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Listing information last updated on August 5th, 2025 at 11:17am MDT