

## **\$599,900 - 11521 33a Avenue, Edmonton**

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MLS® #E4434191

**\$599,900**

3 Bedroom, 2.50 Bathroom, 1,780 sqft

Single Family on 0.00 Acres

Sweet Grass, Edmonton, AB

Nestled on a serene cul-de-sac in the coveted Sweet Grass community, this 1,822 sqft 4-level split offers an unbeatable location with easy access to top-tier schools, shopping, services. The beautifully landscaped front yard invites relaxation, while the private backyard oasis boasts mature fruit trees, lush foliage, a sprinkler system & patio for outdoor enjoyment. Step inside to a modern, updated kitchen with island. Adjacent, the formal dining area flows seamlessly into the bright, spacious living room, highlighted by a large picture window. The lower level has a cozy family room, with gas fireplace and stunning backyard views. Upstairs are 3 bedrooms including primary suite with 3-piece ensuite. The partially finished basement has space for versatile family room and lots of storage. Upgrades include water softener, purifier, instant hot water system, newer shingles, windows, & hot water tank. This exceptional lot, location and home is perfect for your family to cherish for years to come!



Built in 1975

### **Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | E4434191  |
| Price    | \$599,900 |
| Bedrooms | 3         |

|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,780                  |
| Acres          | 0.00                   |
| Year Built     | 1975                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 11521 33a Avenue |
| Area        | Edmonton         |
| Subdivision | Sweet Grass      |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6J 3H2          |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Hot Water Instant, Vinyl Windows, See Remarks |
| Parking Spaces | 5   |
| Parking        | Double Garage Attached                        |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Brick Facing   |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Partially Finished   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Metal  |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Landscaped, Private Setting, Schools, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Brick, Metal |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 6             |
| Zoning         | Zone 16       |

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Listing information last updated on May 8th, 2025 at 5:32pm MDT