# \$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

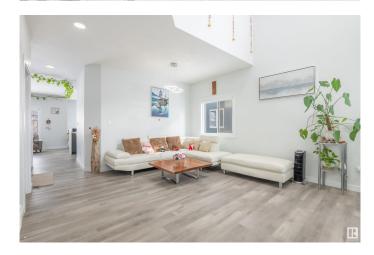
#### **Essential Information**

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 35

Zoning Zone 30

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Listing information last updated on July 11th, 2025 at 3:02am MDT