# \$565,000 - 308 36 Avenue, Edmonton

MLS® #E4447695

#### \$565,000

5 Bedroom, 3.50 Bathroom, 1,729 sqft Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

Welcome to this beautiful single-family home with a legal basement suite, located in the desirable Maple Crest community. The upper floor has never been occupied since the home was purchased, offering a like-new living experience. The main floor features a full bedroom and a half bathroom, a spacious kitchen with granite countertops, plenty of cabinets, and a walk-in pantry. You'II also find a bright dining area and a generous living roomâ€"perfect for family gatherings. Upstairs, the master bedroom includes a 4-piece ensuite and a walk-in closet. There are two additional good-sized bedrooms, a bonus room, and another full bathroom. The fully finished legal basement suite includes its own separate entrance, a second kitchen, a second laundry area, a living room, and one bedroomâ€"ideal for rental income or extended family. This property is a must-see!

Built in 2022

### **Essential Information**

MLS® # E4447695 Price \$565,000

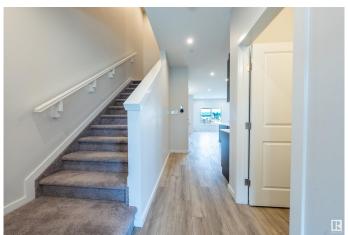
Bedrooms 5

Bathrooms 3.50

Full Baths 3

Half Baths 1







Square Footage 1,729
Acres 0.00
Year Built 2022

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 308 36 Avenue

Area Edmonton
Subdivision Maple Crest
City Edmonton

Province AB

Postal Code T6T 2P9

#### **Amenities**

County

Amenities No Animal Home, No Smoking Home

Parking Pad Cement/Paved

**ALBERTA** 

#### Interior

Interior Features ensuite bathroom

Appliances Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two,

Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two

Heating Forced Air-2, Natural Gas

Stories 3
Has Suite Yes
Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Back Lane, Fenced, Landscaped, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed July 14th, 2025

16

Days on Market

Zoning Zone 30

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 30th, 2025 at 12:17pm MDT