

## \$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	58
Zoning	Zone 30

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Listing information last updated on August 3rd, 2025 at 3:17pm MDT