

## \$475,000 - 8605 33 Avenue, Edmonton

MLS® #E4451025

**\$475,000**

6 Bedroom, 3.00 Bathroom, 1,128 sqft

Single Family on 0.00 Acres

Tipaskan, Edmonton, AB

Welcome to this beautifully updated bi-level home in Edmonton! Featuring 6 bedrooms (3+3) and 3 full bathrooms. The home includes a separate side entrance, offering flexibility and privacy, as well as a double attached garage for added convenience. Recent upgrades include new flooring, fresh paint throughout, updated lighting, and new doors, giving the home a modern and refreshed feel. Located on a desirable corner lot on a quiet street in a family-friendly neighbourhood. You'll be close to schools, public transportation, and shopping centers. Enjoy the large deck perfect for entertaining family and friends along with great curb appeal and move-in ready condition. Don't miss the opportunity to make this lovely home your own!

Built in 1977

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4451025  |
| Price          | \$475,000 |
| Bedrooms       | 6         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,128     |
| Acres          | 0.00      |
| Year Built     | 1977      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | Bi-Level               |
| Status   | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 8605 33 Avenue |
| Area        | Edmonton       |
| Subdivision | Tipaskan       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6K 2X9        |

### Amenities

|           |                                          |
|-----------|------------------------------------------|
| Amenities | Deck, Hot Water Natural Gas, See Remarks |
| Parking   | Double Garage Attached, Over Sized       |

### Interior

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                           |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Stove-Electric, Washer, Refrigerators-Two, Stoves-Two, Dishwasher-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                  |
| Stories           | 2                                                                                                                          |
| Has Basement      | Yes                                                                                                                        |
| Basement          | Full, Finished                                                                                                             |

### Exterior

|                   |                                                                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Concrete, Metal, Stucco                                                                                                                                       |
| Exterior Features | Corner Lot, Cul-De-Sac, Fenced, Fruit Trees/Shrubs, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                              |
| Construction      | Concrete, Metal, Stucco                                                                                                                                       |
| Foundation        | Concrete Perimeter                                                                                                                                            |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 2nd, 2025 |
| Days on Market | 5                |
| Zoning         | Zone 29          |

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 August 7th, 2025 at 2:17pm MDT