\$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

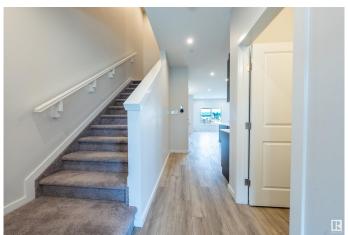
Bedrooms 5

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

2

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 16th, 2025 at 6:32am MDT