

## \$379,900 - 3313 43 Street, Edmonton

MLS® #E4444426

**\$379,900**

3 Bedroom, 2.50 Bathroom, 1,787 sqft

Single Family on 0.00 Acres

Bisset, Edmonton, AB

**PRICED RIGHT!** Welcome to this beautiful 3 bed, 2.5 bath 4-level split, nestled on a quiet street in family-friendly Bisset. The bright and spacious main floor features vaulted ceilings, a welcoming living/dining area with large windows, and a well-appointed kitchen with stainless steel appliances and ample counter space—perfect for daily living and entertaining. The lower level offers a cozy family room with a fireplace, wet bar, and a 3pc bath. Upstairs, the primary bedroom includes a 2pc ensuite, along with two additional bedrooms and a 4pc main bath. The partly finished basement provides tons of storage and space for a home gym, office, or rec area. Additional features include a double attached garage and central A/C. Step outside to enjoy a large, landscaped backyard with a deck, trellis, and a fenced-in garden—ideal for relaxing or hosting. Located near parks, schools, shopping, and public transit with easy access to 34 St, Whitemud Drive, and Anthony Henday. All this home needs is YOU!

Built in 1987

### Essential Information

MLS® # E4444426

Price \$379,900

Bedrooms 3



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,787                  |
| Acres          | 0.00                   |
| Year Built     | 1987                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3313 43 Street |
| Area        | Edmonton       |
| Subdivision | Bisset         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6L 5Z6        |

### Amenities

|                |  |
|----------------|--|
| Amenities      | On Street Parking, Air Conditioner, Deck, Detectors Smoke, Parking-Extra, Vaulted Ceiling, Wet Bar |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Partially Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **School Information**

|            |                     |
|------------|---------------------|
| Elementary | Bisset School       |
| Middle     | Kate Chegwin School |
| High       | W.P. Wagner School  |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 5               |
| Zoning         | Zone 29         |

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Listing information last updated on July 1st, 2025 at 6:17pm MDT