# \$499,888 - 821 36a Avenue, Edmonton

MLS® #E4455949

### \$499,888

3 Bedroom, 3.50 Bathroom, 1,413 sqft Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

Need a FINISHED BASEMENT for the family? This immaculate home will not disappoint! With too many upgrades to mention, this air-conditioned home features a clever, open concept floor plan w hardwood through out main floor. Step in from the front veranda (so nice on a summer evening!), to your large, bright living room. The adjoining kitchen features granite counters, top of the line stainless steel appliances, eating bar & dining nook w large windows, and a 1/2 bath. Which leads to an oversized deck - great for family get-togethers with meticulous landscaping. Upstairs you'll find 2 master suites with walk in closets and there own ensuites! Downstairs you'll find a RARE FULLY-FINISHED BASEMENT, complete with a 3rd bedroom, gorgeous bath, large family room and top end laundry. Custom blinds, great mechanicals, MASSIVE OVERSIZED DBL GARAGE (24 by24)Â with paved back lane access. Located near walking trails and nature reserves with easy access to the Anthony Henday. Fantastic opportunity!

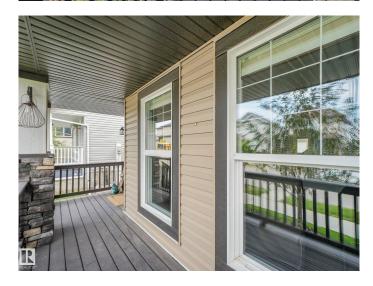
Built in 2013

## **Essential Information**

MLS® # E4455949 Price \$499,888







Bedrooms 3

Bathrooms 3.50

Full Baths 3

Half Baths 1

Square Footage 1,413

Acres 0.00

Year Built 2013

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 821 36a Avenue

Area Edmonton

Subdivision Maple Crest

City Edmonton
County ALBERTA

Province AB

Postal Code T6T 0S5

#### **Amenities**

Amenities Air Conditioner, Deck, Front Porch, No Smoking Home

Parking Spaces 4

Parking Double Garage Detached, Over Sized

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood

Fan, Refrigerator, Stove-Countertop Electric, Washer, Window

Coverings

Heating Forced Air-1, Natural Gas

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Brick, Vinyl

Exterior Features Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Playground

Nearby, Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles
Construction Wood, Brick, Vinyl
Foundation Concrete Perimeter

## **Additional Information**

Date Listed September 4th, 2025

Days on Market 2

Zoning Zone 30

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Listing information last updated on September 6th, 2025 at 3:02am MDT