

## \$610,000 - 332 35 Avenue, Edmonton

MLS® #E4456509

**\$610,000**

4 Bedroom, 3.00 Bathroom, 2,022 sqft

Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

MAPLE COMMUNITY “SOUTH EDMONTON” This 2022 sq ft home offers the perfect blend of style and function with 4 bedrooms and 3 full bathrooms. The main floor features a spacious open layout with a bright living room, dining area, and modern kitchen, plus a highly sought-after bedroom and full bathroom on the main level—ideal for guests or multi-generational living. Upstairs, a large bonus room provides the perfect retreat for family time. The primary suite includes a walk-in closet and ensuite, complemented by two additional bedrooms and another full bathroom. Freshly painted interiors add a modern touch, while the fully finished landscaping makes the backyard move-in ready. Located in the desirable Maple community, close to schools, parks, shopping, and major roadways—this home checks all the boxes!

Built in 2022

### Essential Information

MLS® #	E4456509
Price	\$610,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,022



Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	332 35 Avenue
Area	Edmonton
Subdivision	Maple Crest
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2P8

### Amenities

Amenities	Carbon Monoxide Detectors, Detectors Smoke, No Animal Home, No Smoking Home
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Furniture Included, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped, No Through Road, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	September 3rd, 2025
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Days on Market 3  
Zoning Zone 30



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