

\$479,000 - 3516 33 Ave, Edmonton

MLS® #E4457355

\$479,000

4 Bedroom, 3.50 Bathroom, 1,455 sqft

Single Family on 0.00 Acres

Bisset, Edmonton, AB

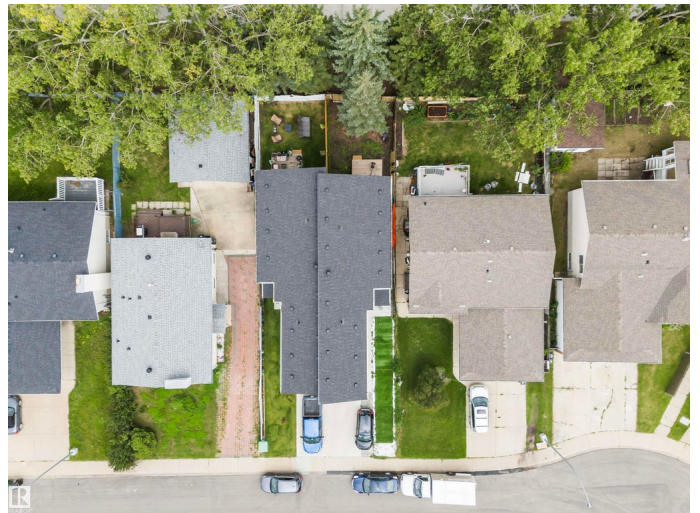
****Stunning Half Duplex in Bissett â€” 1,451 Sq Ft of Modern Luxury!**** This beautifully designed half duplex in Bissett offers exceptional finishes and an unbeatable location near 34 Ave & 34 Street. Perfect for families, itâ€™s just steps away from two schools, two daycares, and public transit. The main floor features a modern open-concept layout with a spacious living area, dining room, and a sleek kitchen with glossy white cabinets. Upstairs, youâ€™ll find a bonus room, two well-sized bedrooms with a shared bathroom, and a master suite with a walk-in closet and private ensuite. Plus, the laundry room is conveniently located on the second floor. Some of the upgrades include open foyer with metal spindle railing, beautiful backsplash, upgrades lighting, insulated attached garage. The fully finished basement with separate side entry includes a bedroom, full bath, stacked laundry and second kitchen. A/C beats the heat in summers. Best of all NO COMMON WALL BETWEEN EACH SIDE OF THE DUPLEX! A MUST SEE property.

Built in 2023

Essential Information

MLS® # E4457355

Price \$479,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,455
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	3516 33 Ave
Area	Edmonton
Subdivision	Bisset
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 5G6

Amenities

Amenities	Carbon Monoxide Detectors, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Extra, Infill Property, HRV System
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Microwave Hood Fan-Two, Curtains and Blinds
Heating	Forced Air-2, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
----------	--------------------

Exterior Features	Fenced, Landscaped, Play Schools
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Bissett Elementary School
------------	---------------------------

Additional Information

Date Listed	September 11th, 2025
Days on Market	41
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 October 22nd, 2025 at 5:17pm MDT