

## \$458,000 - 821 35a Avenue, Edmonton

MLS® #E4440727

**\$458,000**

3 Bedroom, 2.50 Bathroom, 1,343 sqft

Single Family on 0.00 Acres

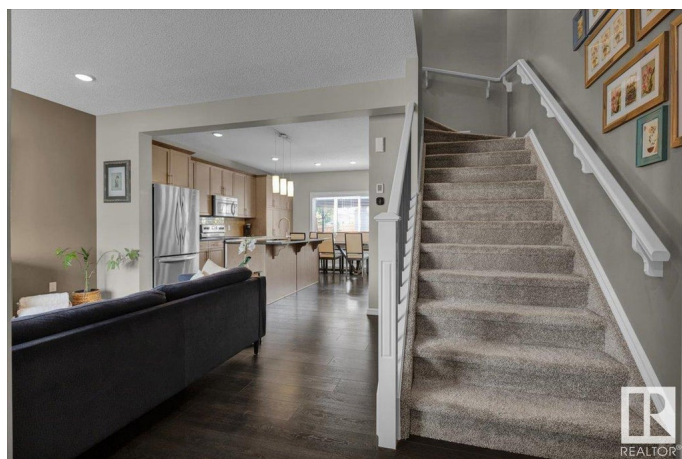
Maple Crest, Edmonton, AB

Welcome to this beautifully maintained 1475 Sq Ft home, offering the perfect blend of style, comfort and functionality. Featuring 3 spacious bedrooms and 2.5 bathrooms, this home is ideal for families or anyone looking for a modern move in ready space. Step inside to find gorgeous laminate flooring throughout the main living areas, paired with elegant black pearl granite counter tops and an abundance of stunning upgraded cabinetry in the kitchen that will impress even the most discerning home chef. The open concept layout provides an inviting atmosphere for entertaining or relaxing with loved ones. Outside you'll fall in love with the beautifully manicured yard and large deck, complete with gazebo - an ideal setting for summer BBQ's, morning coffee, or evening relaxation. The oversized double detached garage offers ample space for parking, tools or storage. This home is the perfect package.

Built in 2015

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4440727  |
| Price      | \$458,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 1,343                  |
| Acres          | 0.00                   |
| Year Built     | 2015                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 821 35a Avenue |
| Area        | Edmonton       |
| Subdivision | Maple Crest    |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 1A2        |

### Amenities

|           |  |
|-----------|--|
| Amenities | Ceiling 9 ft., Deck, Gazebo, No Animal Home, No Smoking Home |
| Parking   | Double Garage Detached                                       |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Back Lane, Fenced, Flat Site, Landscaped, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### Additional Information

Date Listed June 5th, 2025

Days on Market 8

Zoning Zone 30

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Listing information last updated on June 13th, 2025 at 1:32pm MDT