# \$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 12

Zoning Zone 30

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