

Courtesy Of Yue Wang Of Century 21 Leading

## \$479,000 - 331 32 Avenue, Edmonton

MLS® #E4456042

**\$479,000**

3 Bedroom, 2.50 Bathroom, 1,600 sqft  
Single Family on 0.00 Acres

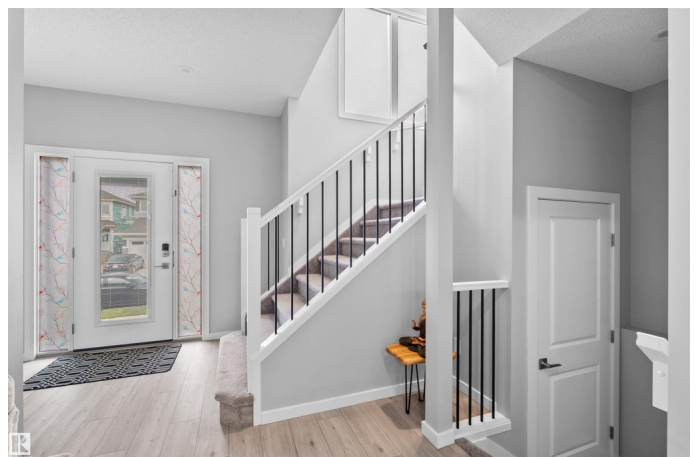
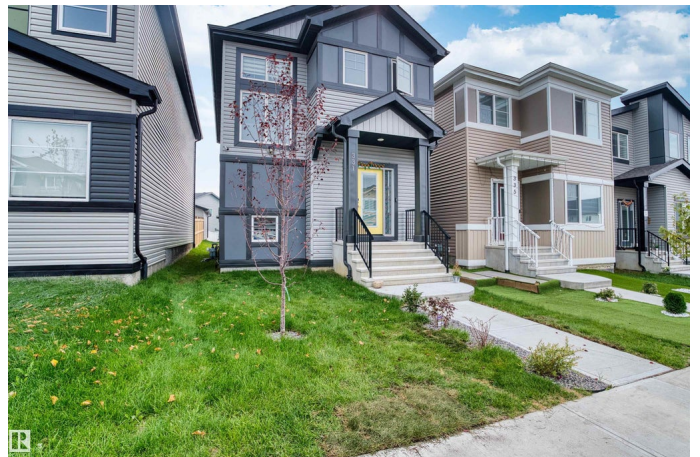
Maple Crest, Edmonton, AB

Welcome to this well-appointed single-family home in the highly sought-after community of Maple. Situated on a quiet street with no through traffic. This residence offers nearly 1,600 sq. ft. of thoughtfully designed living space. The open-concept main floor is highlighted by modern finishes, including quartz countertops, a cozy fireplace, modern lighting system with changeable colors, quality appliances, tastefully selected blinds and curtains and a functional layout that maximizes both style and efficiency. Upstairs, you will find generously sized bedrooms providing comfort and flexibility for any lifestyle. This property is fully landscaped and features an insulated double detached garage, ensuring convenience and value year-round. Perfectly located, the home is steps from a playground, within walking distance to schools, and only minutes from the Meadows Recreation Centre. With quick access to major HIGHWAY routes, commuting throughout the city is seamless.

Built in 2023

### Essential Information

MLS® #	E4456042
Price	\$479,000
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,600
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	331 32 Avenue
Area	Edmonton
Subdivision	Maple Crest
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2T1

### **Amenities**

Amenities	Ceiling 9 ft., HRV System
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, No Through Road, Playground Nearby, See Remarks
Roof	Asphalt Shingles

Construction Wood, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed September 4th, 2025  
Days on Market 14  
Zoning Zone 30

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Listing information last updated on September 18th, 2025 at 10:32am MDT