

## \$744,900 - 348 33 Avenue, Edmonton

MLS® #E4461400

**\$744,900**

6 Bedroom, 5.00 Bathroom, 2,290 sqft

Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

2 BR LEGAL BASEMENT SUITE || TRIPLE CAR GARAGE || RAVINE LOT || 6 BR 5 BATH || TWO LIVING AREAS || SPICE KITCHEN || Custom-built Home in the sought-after Maple Crest community. Luxurious living, this home boasts a triple garage, 9-ft ceilings on both main and basement levels, and modern finishes including MDF shelving, luxury vinyl plank flooring, and triple-pane windows. The main floor features a spacious bedroom with full bath, two living areas (one with open-to-above design), and a chef's dream kitchen with waterfall quartz island plus a separate spice kitchen. Upstairs, enjoy a cozy bonus room, convenient laundry, and 3 bedrooms each with walk-in closets and ensuite baths, including a master retreat with a spa-like 5-pc ensuite. The fully finished LEGAL BASEMENT SUITE with side entry adds 2 bedrooms, kitchen, and large living space, perfect for multi-generational living or rental income. A rare opportunity not to be missed!

Built in 2022

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4461400  |
| Price     | \$744,900 |
| Bedrooms  | 6         |
| Bathrooms | 5.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 5                      |
| Square Footage | 2,290                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 348 33 Avenue |
| Area        | Edmonton      |
| Subdivision | Maple Crest   |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6T 2S8       |

### Amenities

|           |                                                                                                                                                         |
|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Carbon Monoxide Detectors, Ceiling 9 ft., Closet Organizers, Deck, No Animal Home, No Smoking Home, HRV System, 9 ft. Basement Ceiling |
| Parking   | Triple Garage Attached                                                                                                                                  |

### Interior

|                   |                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                 |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Oven-Microwave, Stove-Countertop Gas, Stove-Electric, Stove-Gas, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                        |
| Stories           | 3                                                                                                                                                                |
| Has Suite         | Yes                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                              |
| Basement          | Full, Finished                                                                                                                                                   |

### Exterior

|                   |                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                  |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Golf Nearby, Partially Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 8th, 2025 |
| Days on Market | 17                |
| Zoning         | Zone 30           |

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Listing information last updated on October 25th, 2025 at 4:32pm MDT