

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

MLS® #E4440727

**\$458,000**

3 Bedroom, 2.50 Bathroom, 1,343 sqft  
Single Family on 0.00 Acres

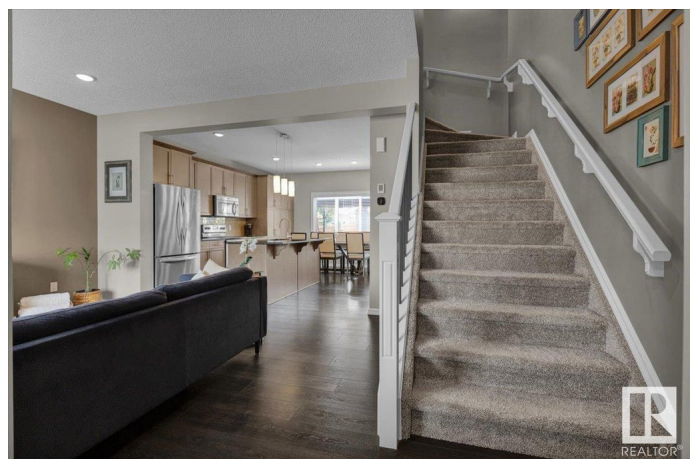
Maple Crest, Edmonton, AB

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 9

Zoning Zone 30

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Listing information last updated on June 14th, 2025 at 2:47pm MDT