

## **\$580,000 - 827 35 Avenue, Edmonton**

MLS® #E4426399

**\$580,000**

4 Bedroom, 3.50 Bathroom, 2,031 sqft

Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

This spacious home offers over 2,000 sq ft of living space, and a finished basement, making it perfect for families or those who need extra room. The upper floor features 3 generous bedrooms, including a master suite with a private ensuite washroom. The bonus room provides additional living space, and the laundry is conveniently located upstairs. The fully finished basement is a standout, offering a separate kitchen, laundry area (appliance free), a full washroom, a cozy living room, and a walk-in closet. Outside, you'll appreciate the completed landscaping, fully fenced yard, and a beautiful deck for outdoor enjoyment. Plus, the attached double car garage provides plenty of space for parking and storage. This home is ideally located near all the amenities you need, including shops, a transit center, a gym, a movie theater, a car wash, and more, making it both convenient and highly desirable. Seller will provide title insurance in lieu of Real Property Report.

Built in 2016

### **Essential Information**

MLS® #	E4426399
Price	\$580,000
Bedrooms	4
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	2,031
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	827 35 Avenue
Area	Edmonton
Subdivision	Maple Crest
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1A3

### Amenities

Amenities	Deck, Walk-up Basement
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Asphalt, Concrete, Stone
Exterior Features	Airport Nearby, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Asphalt, Concrete, Stone
Foundation	Concrete Perimeter, Preserved Wood

**Additional Information**

Date Listed            March 17th, 2025  
Days on Market      42  
Zoning                Zone 30

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