

## \$759,000 - 348 33 Avenue, Edmonton

MLS® #E4453863

**\$759,000**

6 Bedroom, 5.00 Bathroom, 2,290 sqft

Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

Welcome to this stunning custom-built property by Art Homes, perfectly situated on a ravine lot 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® #     | E4453863  |
| Price      | \$759,000 |
| 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, Ceiling 9 ft., Hot Water Tankless, 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-2, Natural Gas                                                                                                                                        |
| Stories           | 3                                                                                                                                                                |
| Has Suite         | Yes                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                              |
| Basement          | Full, Finished                                                                                                                                                   |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior          | Wood, Stone, Vinyl    |
| Exterior Features | Backs Onto Park/Trees |
| Roof              | Asphalt Shingles      |
| Construction      | Wood, Stone, Vinyl    |
| Foundation        | Concrete Perimeter    |

### Additional Information

Date Listed August 20th, 2025

Days on Market 7

Zoning Zone 30

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Listing information last updated on August 26th, 2025 at 11:32pm MDT