

## \$489,000 - 821 36a Avenue, Edmonton

MLS® #E4455949

**\$489,000**

3 Bedroom, 3.50 Bathroom, 1,413 sqft

Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

Need a FINISHED BASEMENT for the family? This immaculate home will not disappoint! With too many upgrades to mention, this air-conditioned home features a clever, open concept floor plan w hardwood through out main floor. Step in from the front veranda (so nice on a summer evening!), to your large, bright living room. The adjoining kitchen features granite counters, top of the line stainless steel appliances, eating bar & dining nook w large windows, and a 1/2 bath. Which leads to an oversized deck - great for family get-togethers with meticulous landscaping. Upstairs you'll find 2 master suites with walk in closets and there own ensuites! Downstairs you'll find a RARE FULLY-FINISHED BASEMENT, complete with a 3rd bedroom, gorgeous bath, large family room and top end laundry. Custom blinds, great mechanicals, MASSIVE OVERSIZED DBL GARAGE (24 by24) with paved back lane access. Located near walking trails and nature reserves with easy access to the Anthony Henday. Fantastic opportunity!

Built in 2013

### Essential Information

MLS® # E4455949

Price \$489,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,413                  |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 821 36a Avenue |
| Area        | Edmonton       |
| Subdivision | Maple Crest    |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 0S5        |

### Amenities

|                |                                                     |
|----------------|-----------------------------------------------------|
| Amenities      | Air Conditioner, Deck, Front Porch, No Smoking Home |
| Parking Spaces | 4                                                   |
| Parking        | Double Garage Detached, Over Sized                  |

### Interior

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

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                            |
| Exterior Features | Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Playground |

|              |                                                         |
|--------------|---------------------------------------------------------|
|              | Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                                        |
| Construction | Wood, Brick, Vinyl                                      |
| Foundation   | Concrete Perimeter                                      |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 57                  |
| Zoning         | Zone 30             |

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Listing information last updated on October 31st, 2025 at 12:32pm MDT