# \$555,900 - 304 36 Avenue, Edmonton

MLS® #E4451120

# \$555,900

5 Bedroom, 3.50 Bathroom, 1,727 sqft Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

Welcome to this beautiful home in Maple Crest featuring a legal basement suite. The main floor offers a bedroom and half bath, a spacious kitchen with ample cabinetry, walk-in pantry, and bright living and dining areas. Upstairs includes a primary suite with ensuite and walk-in closet, two additional bedrooms, a bonus room, and a full bath. The separate-entry basement suite comes complete with its own kitchen, laundry, living room, and bedroomâ€"ideal for rental income or extended family. A must-see!



# **Essential Information**

MLS® # E4451120 Price \$555,900

Bedrooms 5

Bathrooms 3.50

Full Baths 3

Half Baths 1

Square Footage 1,727

Acres 0.00 Year Built 2022

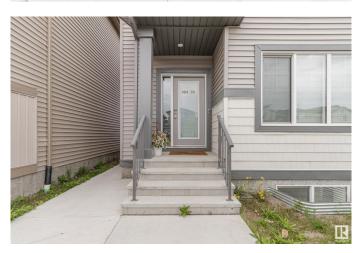
Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active







# **Community Information**

Address 304 36 Avenue

Area Edmonton
Subdivision Maple Crest
City Edmonton
County ALBERTA

Province AB

Postal Code T6T 2P9

#### **Amenities**

Amenities See Remarks

Parking Parking Pad Cement/Paved

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Hood Fan, Oven-Microwave, Window Coverings,

See Remarks, Dryer-Two, Refrigerators-Two, Stoves-Two,

Washers-Two

Heating Forced Air-1, Natural Gas

Stories 3

Has Suite Yes

Has Basement Yes

Basement Full, Finished

# **Exterior**

Exterior Wood, Vinyl

Exterior Features Flat Site, Landscaped, Playground Nearby, Public Transportation,

Shopping Nearby, See Remarks

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

# Additional Information

Date Listed August 4th, 2025

Days on Market 1

Zoning Zone 30

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