

Courtesy Of Carrie Lucier Of Exp Realty

## \$582,900 - 3640 33 Street, Edmonton

MLS® #E4431358

**\$582,900**

4 Bedroom, 3.00 Bathroom, 1,953 sqft

Single Family on 0.00 Acres

Wild Rose, Edmonton, AB

This is more than a house—it's the total package: generous space, stylish upgrades, and a prime location in an established, amenity-rich neighborhood. Step into a fully upgraded (over \$50k), move-in-ready home where soaring vaulted ceilings elevate the living and dining areas, complemented by new flooring (2022) throughout the main level. The stunning kitchen (also updated in 2022) is a dream for everyday living and entertaining alike, featuring a huge island with seating, an induction stove-top and abundant cabinetry to keep everything beautifully organized. Need room to grow? With 4 bedrooms above and 3 full bathrooms, there's plenty of space for the whole family. Downstairs, you'll find a versatile entertainment/flex area plus a bonus hobby room—perfect for whatever your lifestyle needs. A large crawl space provides easy access to seasonal storage, while the double attached garage includes a convenient man door. All this just minutes from shopping, major routes, and scenic trails. Welcome Home!

Built in 1989

### Essential Information

MLS® # E4431358

Price \$582,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 1,953                  |
| Acres          | 0.00                   |
| Year Built     | 1989                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 1 and Half Storey      |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3640 33 Street |
| Area        | Edmonton       |
| Subdivision | Wild Rose      |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 1H2        |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Crawl Space, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, No Smoking Home, Smart/Program. Thermostat, Secured Parking, Television Connection, Vaulted Ceiling, Vinyl Windows |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Storage Shed, Vacuum System Attachments, Washer, Window Coverings, Stove-Countertop Inductn |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Direct Vent, Mantel  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

**Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 17th, 2025 |
| Days on Market | 14               |
| Zoning         | Zone 30          |

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Listing information last updated on May 1st, 2025 at 5:32pm MDT