

## **\$379,900 - 3313 43 Street, Edmonton**

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MLS® #E4444426

### **\$379,900**

3 Bedroom, 2.50 Bathroom, 1,206 sqft

Single Family on 0.00 Acres

Bisset, Edmonton, AB

**PRICED RIGHT!** Welcome to this beautiful 3 bed, 2.5 bath 4-level split, nestled on a quiet street in family-friendly Bisset. The bright and spacious main floor features vaulted ceilings, a welcoming living/dining area with large windows, and a well-appointed kitchen with stainless steel appliances and ample counter space—perfect for daily living and entertaining. The lower level offers a cozy family room with a fireplace, wet bar, and a 3pc bath. Upstairs, the primary bedroom includes a 2pc ensuite, along with two additional bedrooms and a 4pc main bath. The partly finished basement provides tons of storage and space for a home gym, office, or rec area. Additional features include a double attached garage and central A/C. Step outside to enjoy a large, landscaped backyard with a deck, trellis, and a fenced-in garden—ideal for relaxing or hosting. Located near parks, schools, shopping, and public transit with easy access to 34 St, Whitemud Drive, and Anthony Henday. All this home needs is YOU!



Built in 1987

### **Essential Information**

MLS® #	E4444426
Price	\$379,900
Bedrooms	3

Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,206
Acres	0.00
Year Built	1987
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	3313 43 Street
Area	Edmonton
Subdivision	Bisset
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6L 5Z6

### Amenities

Amenities	On Street Parking, Air Conditioner, Deck, Detectors Smoke, Parking-Extra, Vaulted Ceiling, Wet Bar
Parking Spaces	4
Parking	Double Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Bisset School
Middle	Kate Chegwin School
High	W.P. Wagner School

### **Additional Information**

Date Listed	June 26th, 2025
Days on Market	22
Zoning	Zone 29

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Listing information last updated on July 18th, 2025 at 11:02am MDT