

## \$565,000 - 308 36 Avenue, Edmonton

MLS® #E4447695

**\$565,000**

5 Bedroom, 3.50 Bathroom, 1,729 sqft

Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

Welcome to this beautiful single-family home with a legal basement suite, located in the desirable Maple Crest community. The upper floor has never been occupied since the home was purchased, offering a like-new living experience. The main floor features a full bedroom and a half bathroom, a spacious kitchen with granite countertops, plenty of cabinets, and a walk-in pantry. You'll also find a bright dining area and a generous living room—perfect for family gatherings. Upstairs, the master bedroom includes a 4-piece ensuite and a walk-in closet. There are two additional good-sized bedrooms, a bonus room, and another full bathroom. The fully finished legal basement suite includes its own separate entrance, a second kitchen, a second laundry area, a living room, and one bedroom—ideal for rental income or extended family. This property is a must-see!

Built in 2022

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4447695  |
| Price      | \$565,000 |
| Bedrooms   | 5         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,729                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 308 36 Avenue |
| Area        | Edmonton      |
| Subdivision | Maple Crest   |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6T 2P9       |

### Amenities

|           |                                 |
|-----------|---------------------------------|
| Amenities | No Animal Home, No Smoking Home |
| Parking   | Parking Pad Cement/Paved        |

### Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                |
| Appliances        | Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two |
| Heating           | Forced Air-2, Natural Gas                                                                                       |
| Stories           | 3                                                                                                               |
| Has Suite         | Yes                                                                                                             |
| Has Basement      | Yes                                                                                                             |
| Basement          | Full, Finished                                                                                                  |

### Exterior

|                   |                                                |
|-------------------|------------------------------------------------|
| Exterior          | Wood, Vinyl                                    |
| Exterior Features | Back Lane, Fenced, Landscaped, Shopping Nearby |
| Roof              | Asphalt Shingles                               |
| Construction      | Wood, Vinyl                                    |
| Foundation        | Concrete Perimeter                             |

### Additional Information

Date Listed July 14th, 2025

Days on Market 20

Zoning Zone 30

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Listing information last updated on August 3rd, 2025 at 3:17am MDT