

## **\$679,000 - 3684 33 Street, Edmonton**

MLS® #E4451507

**\$679,000**

4 Bedroom, 3.50 Bathroom, 2,169 sqft

Single Family on 0.00 Acres

Wild Rose, Edmonton, AB

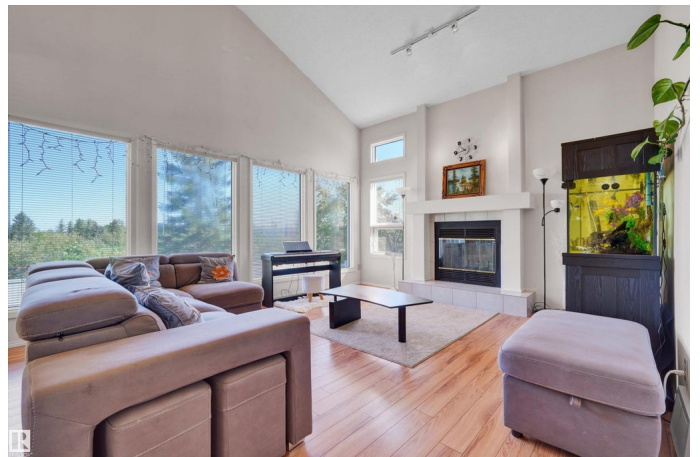
WALK OUT BASEMENT | BACKS ONTO MEADOWBROOK LAKE | HUGE PIE SHAPED LOT | MAIN FLOOR BEDROOM + DEN | MAIN FLOOR LAUNDRY | LAMINATE FLOORING | WOOD FIREPLACE | MASTER BEDROOM WITH ENSUITE & JETTED TUB & SHOWER | VAULTED CEILINGS Welcome to a one-of-a-kind home that offers a blend of luxury and warmth. Year-round comfort with A/C, heat, gas line for cooking. The main floor features 15-foot ceilings in two open to above living spaces. Lots of windows offer tons of natural sunlight. Also central staircase, formal dining area, a bedroom, den and a 2-piece bathroom on the main level. Patio doors from the kitchen lead to the large deck. The spacious family room has Lake views with wood fireplace, 15- foot ceilings. Upstairs, the master bedroom also boasts views to the pond, walk-in closet & spa-like 4-piece ensuite. Two large 14ft bedrooms share a full bathroom. The finished walkout basement offers an open concept recreation room, gym, theatre area, full 3 piece bathroom and second kitchen.(LISTING AGENT IS OWNER)

Built in 1990

### **Essential Information**

MLS® # E4451507

Price \$679,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,169
Acres	0.00
Year Built	1990
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3684 33 Street
Area	Edmonton
Subdivision	Wild Rose
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1G2

### Amenities

Amenities	Air Conditioner, Carbon Monoxide Detectors, Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vaulted Ceiling, Walkout Basement
Parking	Double Garage Attached
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Fan-Ceiling, Garage Opener, Hood Fan, Stove-Countertop Gas, Stove-Electric, Window Coverings, Dryer-Two, Refrigerators-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	See Remarks, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Lake, Backs Onto Park/Trees, Cul-De-Sac, Fenced, Landscaped, No Back Lane, Schools, Shopping Nearby, View Lake
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	August 6th, 2025
Days on Market	2
Zoning	Zone 30

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 7th, 2025 at 9:47pm MDT