

## \$664,900 - 3683 8 Street, Edmonton

MLS® #E4451645

**\$664,900**

4 Bedroom, 3.00 Bathroom, 2,187 sqft

Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

**RARE FIND | Ravine Walkway Access | Corner Lot | Massive Yard | Main Floor Bedroom + Bath | 7K/MONTH INCOME POTENTIAL** Backing onto a ravine, walking trail, and park space, this Landmark-built 2,187 sq.ft. 2-storey in Maple Crest sits on a HUGE corner lot with a massive backyard—ideal for families, dayhome use, or entertaining. The open-concept layout features a spacious kitchen with granite counters, SS appliances, and eat-in dining that flows into a cozy living room with a tile-surround gas fireplace. The main floor includes a bedroom + full 4pc bath, perfect for guests or multi-generational living. Upstairs offers a large bonus room, 4pc bath, and 3 bedrooms including a luxurious primary suite with a 5pc ensuite and massive walk-in closet. **TANKLESS WATER HEATER.** Optional: Fully furnished with dayhome supplies for \$15K—this turn-key DAYHOME setup can GENERATES up to \$7K/MONTH, helping the home pay for itself. Amazing location, steps to trails, plaza with LANDMARK CINEMA, & MEADOWS REC CENTRE!

Built in 2014

### Essential Information

MLS® # E4451645

Price \$664,900



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,187
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3683 8 Street
Area	Edmonton
Subdivision	Maple Crest
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0S3

### Amenities

Amenities	Air Conditioner, Deck, Hot Water Tankless
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	2
Has Basement	Yes
Basement	See Remarks, Unfinished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Corner Lot, Environmental Reserve, Fenced, Fruit Trees/Shrubs, Landscaped, Low Maintenance

	Landscape, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	A. Blair Mcpherson
Middle	ELDER DR. FRANCIS WHISKEY

### **Additional Information**

Date Listed	August 7th, 2025
Days on Market	1
Zoning	Zone 30

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