

## \$619,000 - 3323 8 Street, Edmonton

MLS® #E4440306

**\$619,000**

4 Bedroom, 2.50 Bathroom, 2,282 sqft

Single Family on 0.00 Acres

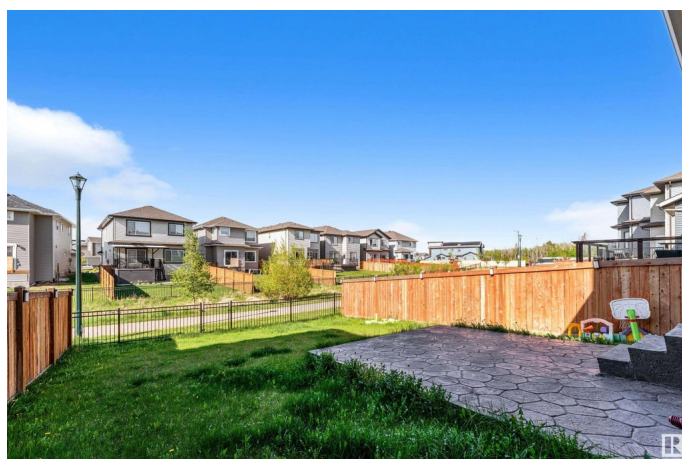
Maple Crest, Edmonton, AB

Welcome to this stunning single-family home nestled in the highly desirable Maple community. Built in 2016, this spacious 2,282 sq. ft. residence showcases a thoughtfully designed layout featuring four bedrooms and three bathrooms. The main floor includes a versatile den—perfect for guests, a home office, or multigenerational living—alongside a stylish modern kitchen, an open-concept living area, and seamless access to the backyard, ideal for relaxing or entertaining. Upstairs, you’ll find four generously sized bedrooms, including a luxurious master suite, as well as a flexible bonus space, perfect for family gatherings, a media room, or play area. Enjoy year-round comfort with central air conditioning, and take advantage of the included modern appliances. Conveniently located near top-rated schools, parks, shopping, and other essential amenities, this home offers comfort, space, and functionality in a prime location.

Built in 2016

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4440306  |
| Price     | \$619,000 |
| Bedrooms  | 4         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 2,282                  |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 3323 8 Street |
| Area        | Edmonton      |
| Subdivision | Maple Crest   |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6T 1A4       |

### Amenities

|               |                                      |
|---------------|--------------------------------------|
| Amenities     | Air Conditioner, Ceiling 9 ft., Deck |
| Parking       | Double Garage Attached               |
| Is Waterfront | Yes                                  |

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                    |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                           |
| Stories           | 2                                                                                                                   |
| Has Basement      | Yes                                                                                                                 |
| Basement          | Full, Unfinished                                                                                                    |

### Exterior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                            |
| Exterior Features | Creek, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                       |
| Construction      | Wood, Vinyl                                                            |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 4th, 2025

Days on Market                12

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 June 16th, 2025 at 12:02pm MDT