

\$664,900 - 344 35 Avenue, Edmonton

MLS® #E4441193

\$664,900

5 Bedroom, 4.00 Bathroom, 2,162 sqft

Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

2 BEDROOM LEGAL BASEMENT

SUITE. Your best life begins with a home that inspires you. This immaculate 2 Storey home is bright and spacious. The main floor features 9ft ceilings, quartz counters, an abundance of windows, spacious kitchen, den and full bath. Upstairs you'll find 3 large bedrooms plus a family room and laundry room. The primary includes a large walk in closet and beautiful ensuite with soaker tub and separate shower. This stunning home includes a fully equipped LEGAL BASEMENT SUITE, featuring a separate entrance, modern kitchen, spacious living area, and two bedrooms, making it perfect for rental income or multi-generational living. Enjoy the benefits of added privacy and convenience, all within a beautifully designed space that seamlessly integrates comfort and functionality. to all amenities like stores, cinemas, schools and easy access to Anthony Hendy and Whitemud drive.

Built in 2023

Essential Information

| | |
|-----------|-----------|
| MLS® # | E4441193 |
| Price | \$664,900 |
| Bedrooms | 5 |
| Bathrooms | 4.00 |



| | |
|----------------|------------------------|
| Full Baths | 4 |
| Square Footage | 2,162 |
| Acres | 0.00 |
| Year Built | 2023 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|---------------|
| Address | 344 35 Avenue |
| Area | Edmonton |
| Subdivision | Maple Crest |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6T 2P8 |

Amenities

| | |
|-----------|---|
| Amenities | Carbon Monoxide Detectors, Ceiling 9 ft., No Smoking Home |
| Parking | Double Garage Attached |

Interior

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

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | No Back Lane, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

Date Listed June 7th, 2025
Days on Market 74
Zoning Zone 30

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