

Courtesy Of Paolo Chiaselotti Of MaxWell Progressive

## \$489,000 - 821 36a Avenue, Edmonton

MLS® #E4455949

**\$489,000**

3 Bedroom, 3.50 Bathroom, 1,413 sqft  
Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

Need a FINISHED BASEMENT for the family? This immaculate home will not disappoint! With too many upgrades to mention, this air-conditioned home features a clever, open concept floor plan w hardwood through out main floor. Step in from the front veranda (so nice on a summer evening!), to your large, bright living room. The adjoining kitchen features granite counters, top of the line stainless steel appliances, eating bar & dining nook w large windows, and a 1/2 bath. Which leads to an oversized deck - great for family get-togethers with meticulous landscaping. Upstairs you'll find 2 master suites with walk in closets and there own ensuites! Downstairs you'll find a RARE FULLY-FINISHED BASEMENT, complete with a 3rd bedroom, gorgeous bath, large family room and top end laundry. Custom blinds, great mechanicals, MASSIVE OVERSIZED DBL GARAGE (24 by24) with paved back lane access. Located near walking trails and nature reserves with easy access to the Anthony Henday. Fantastic opportunity!

Built in 2013

### Essential Information

MLS® # E4455949

Price \$489,000



Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,413
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	821 36a Avenue
Area	Edmonton
Subdivision	Maple Crest
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0S5

### **Amenities**

Amenities	Air Conditioner, Deck, Front Porch, No Smoking Home
Parking Spaces	4
Parking	Double Garage Detached, Over Sized

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Brick, Vinyl
Exterior Features	Back Lane, Fenced, Fruit Trees/Shrubs, Landscaped, Playground

Nearby, Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles  
Construction Wood, Brick, Vinyl  
Foundation Concrete Perimeter

**Additional Information**

Date Listed September 4th, 2025  
Days on Market 29  
Zoning Zone 30

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Listing information last updated on October 3rd, 2025 at 2:47am MDT