

## \$624,900 - 811 35 Avenue, Edmonton

MLS® #E4450429

**\$624,900**

4 Bedroom, 3.50 Bathroom, 2,205 sqft

Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

Welcome to this well-kept custom-built home in the heart of Maple. This Coventry built home is situated right around the corner from the walking trails and local playground. As you enter, you'll be greeted by a wide foyer leading into an open floor layout with 9-foot ceilings and a chef's kitchen. The dining area which overlooks the massive back yard is perfect for entertaining. The upper level has a large bonus room with large windows for that extra natural light; the primary bedroom is large enough to fit a king size bed and has a 5-piece spa like ensuite. The additional two bedrooms are a good size and share a full bath. This level also has the laundry room. The basement is full finished and comes with an additional massive bedroom, a 3-piece bath and a very large rec room perfect for entertaining or a larger family needing more space. The property is full landscaped and fenced. Close to all amenities with east access to the Henday and Whitemud.

Built in 2016

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4450429  |
| Price     | \$624,900 |
| Bedrooms  | 4         |
| Bathrooms | 3.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,205                  |
| Acres          | 0.00                   |
| Year Built     | 2016                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |               |
|-------------|---------------|
| Address     | 811 35 Avenue |
| Area        | Edmonton      |
| Subdivision | Maple Crest   |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6T 1A3       |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### **Interior**

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, See Remarks |
| Heating           | Forced Air-1, Natural Gas                                                                                              |
| Fireplace         | Yes                                                                                                                    |
| Fireplaces        | Mantel                                                                                                                 |
| Stories           | 3                                                                                                                      |
| Has Basement      | Yes                                                                                                                    |
| Basement          | Full, Finished                                                                                                         |

### **Exterior**

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                             |
| Exterior Features | Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 30th, 2025 |
| Days on Market | 59              |
| Zoning         | Zone 30         |

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