

\$565,000 - 308 36 Avenue, Edmonton

MLS® #E4447695

\$565,000

5 Bedroom, 3.50 Bathroom, 1,729 sqft

Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

Welcome to this beautiful single-family home with a legal basement suite, located in the desirable Maple Crest community. The upper floor has never been occupied since the home was purchased, offering a like-new living experience. The main floor features a full bedroom and a half bathroom, a spacious kitchen with granite countertops, plenty of cabinets, and a walk-in pantry. You'll also find a bright dining area and a generous living room—perfect for family gatherings. Upstairs, the master bedroom includes a 4-piece ensuite and a walk-in closet. There are two additional good-sized bedrooms, a bonus room, and another full bathroom. The fully finished legal basement suite includes its own separate entrance, a second kitchen, a second laundry area, a living room, and one bedroom—ideal for rental income or extended family. This property is a must-see!

Built in 2022

Essential Information

MLS® #	E4447695
Price	\$565,000
Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1



Square Footage	1,729
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	308 36 Avenue
Area	Edmonton
Subdivision	Maple Crest
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2P9

Amenities

Amenities	No Animal Home, No Smoking Home
Parking	Parking Pad Cement/Paved

Interior

Interior Features	ensuite bathroom
Appliances	Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-2, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed July 14th, 2025

Days on Market 37

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 August 20th, 2025 at 5:02pm MDT