

## \$529,800 - 850 36a Avenue, Edmonton

MLS® #E4457130

**\$529,800**

4 Bedroom, 3.50 Bathroom, 1,574 sqft

Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

Beautiful fully finished 4 Bed 3.5 Bath home, sitting on an oversized lot, with an oversized double attached garage. Bright living room, open concept kitchen and dining with SS appliances, quartz countertops and spacious dining area with hardwood floors throughout. A half bath completes the main floor. Upstairs you will find 3 large bedrooms, a full bath, laundry and a spacious primary with a walk-in closet and en suite. Downstairs is fully finished with a separate entrance, a 4th bedroom, a full bathroom, a spacious family room, a laundry room, a tankless water heater and a kitchen. There is a front porch and back deck with composite decking and a spacious yard for the kids or dog to play. Located close to many amenities including schools, a shopping centre, transit, the whitemud and the Henday

Built in 2013

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4457130  |
| Price          | \$529,800 |
| Bedrooms       | 4         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,574     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2013                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 850 36a Avenue |
| Area        | Edmonton       |
| Subdivision | Maple Crest    |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 0S5        |

### Amenities

|           |                                                        |
|-----------|--------------------------------------------------------|
| Amenities | Ceiling 9 ft., Deck, No Smoking Home, Storage-In-Suite |
| Parking   | Double Garage Detached, Over Sized                     |

### Interior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                            |
| Appliances        | Dishwasher-Built-In, Refrigerator, Stove-Electric, Window Coverings, Dryer-Two, Washers-Two |
| Heating           | Forced Air-1, Natural Gas                                                                   |
| Stories           | 3                                                                                           |
| Has Basement      | Yes                                                                                         |
| Basement          | Full, Finished                                                                              |

### Exterior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                         |
| Exterior Features | Back Lane, Corner Lot, Cul-De-Sac, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                                                                                    |
| Construction      | Wood, Vinyl                                                                                                         |
| Foundation        | Concrete Perimeter                                                                                                  |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 9th, 2025 |
| Days on Market | 7                   |

## Zoning

## Zone 30

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Listing information last updated on September 16th, 2025 at 4:17pm MDT