

## \$610,000 - 332 35 Avenue, Edmonton

MLS® #E4456509

**\$610,000**

4 Bedroom, 3.00 Bathroom, 2,022 sqft

Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

MAPLE COMMUNITY " SOUTH EDMONTON This 2022 sq ft home offers the perfect blend of style and function with 4 bedrooms and 3 full bathrooms. The main floor features a spacious open layout with a bright living room, dining area, and modern kitchen, plus a highly sought-after bedroom and full bathroom on the main level—ideal for guests or multi-generational living. Upstairs, a large bonus room provides the perfect retreat for family time. The primary suite includes a walk-in closet and ensuite, complemented by two additional bedrooms and another full bathroom. Freshly painted interiors add a modern touch, while the fully finished landscaping makes the backyard move-in ready. Located in the desirable Maple community, close to schools, parks, shopping, and major roadways—this home checks all the boxes!

Built in 2022

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4456509  |
| Price          | \$610,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 2,022     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2022                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 332 35 Avenue |
| Area        | Edmonton      |
| Subdivision | Maple Crest   |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6T 2P8       |

### Amenities

|           |                                                                             |
|-----------|-----------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Detectors Smoke, No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached                                                      |

### Interior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                        |
| Appliances        | Dishwasher-Built-In, Dryer, Furniture Included, Microwave Hood Fan, Oven-Built-In, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                               |
| Stories           | 2                                                                                                                       |
| Has Basement      | Yes                                                                                                                     |
| Basement          | Full, Unfinished                                                                                                        |

### Exterior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                              |
| Exterior Features | Landscaped, No Through Road, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                         |
| Construction      | Wood, Vinyl                                                              |
| Foundation        | Concrete Perimeter                                                       |

### Additional Information

|             |                     |
|-------------|---------------------|
| Date Listed | September 3rd, 2025 |
|-------------|---------------------|

Days on Market 14  
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 September 17th, 2025 at 3:32pm MDT