

\$664,900 - 344 35 Avenue, Edmonton

MLS® #E4441193

\$664,900

5 Bedroom, 4.00 Bathroom, 2,162 sqft

Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

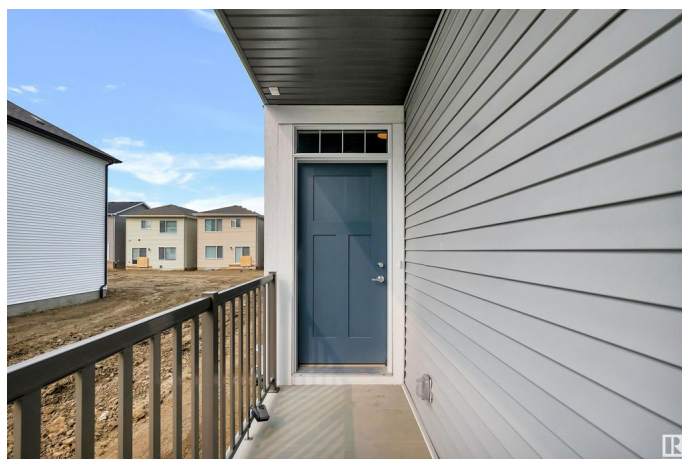
2 BEDROOM LEGAL BASEMENT

SUITE. Your best life begins with a home that inspires you. This immaculate 2 Storey home is bright and spacious. The main floor features 9ft ceilings, quartz counters, an abundance of windows, spacious kitchen, den and full bath. Upstairs you'll find 3 large bedrooms plus a family room and laundry room. The primary includes a large walk in closet and beautiful ensuite with soaker tub and separate shower. This stunning home includes a fully equipped LEGAL BASEMENT SUITE, featuring a separate entrance, modern kitchen, spacious living area, and two bedrooms, making it perfect for rental income or multi-generational living. Enjoy the benefits of added privacy and convenience, all within a beautifully designed space that seamlessly integrates comfort and functionality. to all amenities like stores, cinemas, schools and easy access to Anthony Hendy and Whitemud drive.

Built in 2023

Essential Information

MLS® #	E4441193
Price	\$664,900
Bedrooms	5
Bathrooms	4.00



Full Baths	4
Square Footage	2,162
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	344 35 Avenue
Area	Edmonton
Subdivision	Maple Crest
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2P8

Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., No Smoking Home
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Opener, Hood Fan, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	No Back Lane, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 7th, 2025
Days on Market	30
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 July 7th, 2025 at 4:17pm MDT