\$555,900 - 304 36 Avenue, Edmonton

MLS® #E4451120

\$555,900

5 Bedroom, 3.50 Bathroom, 1,727 sqft Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

Welcome to this beautiful home in Maple Crest featuring a legal basement suite. The main floor offers a bedroom and half bath, a spacious kitchen with ample cabinetry, walk-in pantry, and bright living and dining areas. Upstairs includes a primary suite with ensuite and walk-in closet, two additional bedrooms, a bonus room, and a full bath. The separate-entry basement suite comes complete with its own kitchen, laundry, living room, and bedroomâ€"ideal for rental income or extended family. A must-see!



Essential Information

MLS® # E4451120 Price \$555,900

Bedrooms 5

Bathrooms 3.50

Full Baths 3

Half Baths 1

Square Footage 1,727

Acres 0.00 Year Built 2022

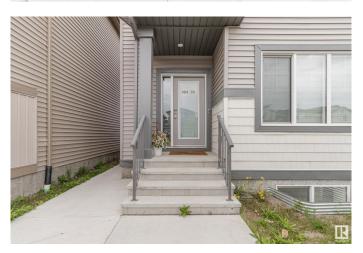
Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active







Community Information

Address 304 36 Avenue

Area Edmonton
Subdivision Maple Crest
City Edmonton
County ALBERTA

Province AB

Postal Code T6T 2P9

Amenities

Amenities See Remarks

Parking Parking Pad Cement/Paved

Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Hood Fan, Oven-Microwave, Window Coverings,

See Remarks, Dryer-Two, Refrigerators-Two, Stoves-Two,

Washers-Two

Heating Forced Air-1, Natural Gas

Stories 3

Has Suite Yes

Has Basement Yes

Basement Full, Finished

Exterior

Exterior Wood, Vinyl

Exterior Features Flat Site, Landscaped, Playground Nearby, Public Transportation,

Shopping Nearby, See Remarks

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed August 4th, 2025

Days on Market 89

Zoning Zone 30

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