

## \$564,900 - 311 36 Avenue, Edmonton

MLS® #E4448352

**\$564,900**

3 Bedroom, 3.00 Bathroom, 1,902 sqft

Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

Welcome to your new home in the beautiful community of Maple Crest, this 3 bed 3 bath stunning 2-storey home built by Bed Rock homes boasts over 1900 Sq ft of thoughtfully designed living space . The main floor features an inviting DEN with a window, a modern kitchen, walkthrough pantry , a cozy living room with a fireplace feature wall and a bright dining area. The main floor also features a FULL BATHROOM adding convenience and accessibility. Upstairs, the master bedroom is a true retreat, featuring a 4-piece ensuite and a spacious walk-in closet. The two additional secondary bedrooms share a well-appointed common bathroom. Youâ€™ll also find a generously sized bonus room, perfect for extra living space, along with the convenience of upstairs laundry. The unfinished basement awaits your personal touch and includes a SEPARATE ENTRANCE for future legal basement development .

Built in 2022

### Essential Information

MLS® #	E4448352
Price	\$564,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3



Square Footage	1,902
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	311 36 Avenue
Area	Edmonton
Subdivision	Maple Crest
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2P9

### Amenities

Amenities	Carbon Monoxide Detectors, Detectors Smoke, See Remarks, HRV System
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Oven-Microwave, 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, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed July 17th, 2025

Days on Market 9

Zoning Zone 30

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