Courtesy Of Sharan Sandhu Of Royal LePage METRO

$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!

Built in 2022

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	15
Zoning	Zone 30

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