

## \$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

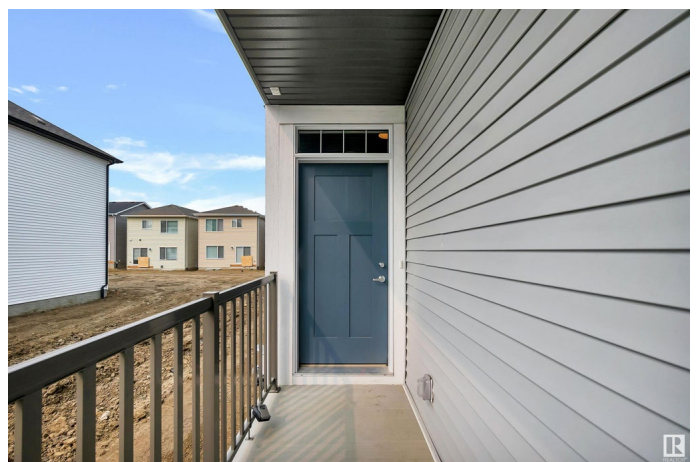
### 2 BEDROOM LEGAL BASEMENT

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        9  
Zoning                    Zone 30

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Listing information last updated on June 16th, 2025 at 1:32am MDT