

## \$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        77  
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 August 23rd, 2025 at 8:47am MDT