

# \$656,122 - 452 33 Street, Edmonton

MLS® #E4420837

**\$656,122**

3 Bedroom, 3.00 Bathroom, 2,293 sqft

Single Family on 0.00 Acres

Alces, Edmonton, AB

Family time comes first. Life is busy, but you prioritize spending time together. Your ideal way to spend your evenings and weekends include cozy movie nights on the couch or playing your favorite board games as a family. The Family Centered 24 is designed to help you achieve more family time. The main floor features a full bath, den, and an oversized living room with space for everyone to put up their feet. The large kitchen has an effortless flow for easy meal prep or grab and go meals. The spacious family room for sharing quality time together and there is so much flexible space for homework or downtime. As an added bonus, the home comes with a separate side entrance to the basement! UNDER CONSTRUCTION. \*photos are for representation only. Colors and finishing may vary\* EAST FACING

Built in 2024

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4420837  |
| Price          | \$656,122 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 2,293     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2024                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### **Community Information**

|             |               |
|-------------|---------------|
| Address     | 452 33 Street |
| Area        | Edmonton      |
| Subdivision | Alces         |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6X 3C9       |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### **Exterior**

|                   |                      |
|-------------------|----------------------|
| Exterior          | Wood, Vinyl          |
| Exterior Features | Schools, See Remarks |
| Roof              | Asphalt Shingles     |
| Construction      | Wood, Vinyl          |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | February 4th, 2025 |
| Days on Market | 38                 |
| Zoning         | Zone 53            |

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Listing information last updated on March 14th, 2025 at 7:32pm MDT