

# \$599,980 - 811 35 Avenue, Edmonton

MLS® #E4462500

**\$599,980**

4 Bedroom, 3.50 Bathroom, 2,205 sqft

Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

Welcome to this well-kept custom-built home in the heart of Maple. This Coventry built home is situated right around the corner from the walking trails and local playground. As you enter, you'll be greeted by a wide foyer leading into an open floor layout with 9-foot ceilings and a chef's kitchen. The dining area which overlooks the massive back yard is perfect for entertaining. The upper level has a large bonus room with large windows for that extra natural light; the primary bedroom is large enough to fit a king size bed and has a 5-piece spa like ensuite. The additional two bedrooms are a good size and share a full bath. This level also has the laundry room. The basement is full finished and comes with an additional massive bedroom, a 3-piece bath and a very large rec room perfect for entertaining or a larger family needing more space. The property is full landscaped and fenced. Close to all amenities with east access to the Henday and Whitemud.

Built in 2016

## Essential Information

MLS® #	E4462500
Price	\$599,980
Bedrooms	4
Bathrooms	3.50



Full Baths	3
Half Baths	1
Square Footage	2,205
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	811 35 Avenue
Area	Edmonton
Subdivision	Maple Crest
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1A3

### **Amenities**

Amenities	See Remarks
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	October 17th, 2025
-------------	--------------------

Days on Market	15
----------------	----

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 November 1st, 2025 at 11:02am MDT