

# \$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	60
Zoning	Zone 53

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 April 5th, 2025 at 5:17am MDT