

Courtesy Of Megan Prusko Of Exp Realty

## **\$374,990 - 8635 33 Avenue, Edmonton**

---

MLS® #E4426570

**\$374,990**

5 Bedroom, 2.50 Bathroom, 1,057 sqft

Single Family on 0.00 Acres

Tipaskan, Edmonton, AB

Welcome to this bi-level nestled in the vibrant Tipaskan community! From the moment you step inside, you'll be greeted by an OPEN FLOOR PLAN filled w/NATURAL LIGHT, courtesy of a LARGE PICTURE WINDOW in the inviting living area. The dining & kitchen spaces exude warmth & brightness, featuring CRISP WHITE CABINETS, STYLISH LIGHT BACKSPLASH, & a blend of STAINLESS STEEL/WHITE APPLIANCES! Down the hall, you'll find a 4PC BATH, SPACIOUS PRIMARY BEDROOM w/a 2PC ENSUITE, & 2 ADDITIONAL BEDROOMS! Venture downstairs to the FULLY-FINISHED BASEMENT, where even more possibilities await with a 2nd KITCHEN w/WHITE CABINETS & APPLIANCES, DINING AREA, 2 ADDITIONAL BEDROOMS, 4PC BATH, LAUNDRY & STORAGE area, GENEROUS RECREATION ROOM, & UTILITY ROOM! Perfect for extended family, added convenience, etc. Outside you'll find a SIZABLE, FULLY FENCED BACKYARD complete w/a DECK! With a little vision & TLC, this home could become your perfect oasis OR an exciting real estate investment!!



Built in 1977

### **Essential Information**

MLS® #

E4426570

Price	\$374,990
Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,057
Acres	0.00
Year Built	1977
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	8635 33 Avenue
Area	Edmonton
Subdivision	Tipaskan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6K 2X9

### Amenities

Amenities	See Remarks
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Washer, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, No Back Lane, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 20th, 2025
-------------	------------------

Days on Market	11
----------------	----

Zoning	Zone 29
--------	---------

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 March 31st, 2025 at 5:02pm MDT