

# \$564,900 - 311 36 Avenue, Edmonton

MLS® #E4448352

## \$564,900

3 Bedroom, 3.00 Bathroom, 1,902 sqft  
Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

Welcome to your new home in the beautiful community of Maple Crest, this 3 bed 3 bath stunning 2-storey home built by Bed Rock homes boasts over 1900 Sq ft of thoughtfully designed living space . The main floor features an inviting DEN with a window, a modern kitchen, walkthrough pantry , a cozy living room with a fireplace feature wall and a bright dining area. The main floor also features a FULL BATHROOM adding convenience and accessibility. Upstairs, the master bedroom is a true retreat, featuring a 4-piece ensuite and a spacious walk-in closet. The two additional secondary bedrooms share a well-appointed common bathroom. Youâ€™ll also find a generously sized bonus room, perfect for extra living space, along with the convenience of upstairs laundry. The unfinished basement awaits your personal touch and includes a SEPARATE ENTRANCE for future legal basement development .



Built in 2022

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4448352  |
| Price      | \$564,900 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 3         |

|                |                        |
|----------------|------------------------|
| Square Footage | 1,902                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 311 36 Avenue |
| Area        | Edmonton      |
| Subdivision | Maple Crest   |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6T 2P9       |

### Amenities

|           |                                                                     |
|-----------|---------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Detectors Smoke, See Remarks, HRV System |
| Parking   | Double Garage Attached                                              |

### Interior

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

### Exterior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                 |
| Exterior Features | Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                            |
| Construction      | Wood, Vinyl                                                                                 |
| Foundation        | Concrete Perimeter                                                                          |

### Additional Information

Date Listed July 17th, 2025

Days on Market 16

Zoning Zone 30

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Listing information last updated on August 2nd, 2025 at 7:02pm MDT