

## \$499,800 - 850 36a Avenue, Edmonton

MLS® #E4464375

**\$499,800**

4 Bedroom, 3.50 Bathroom, 1,574 sqft

Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

BRAND NEW CARPET, NEW PAINT, Beautiful fully finished ONE YEAR OLD basement has a kitchen and separate entrance. 4 Bed 3.5 Bath home, sitting on an oversized lot, with an Oversized double Detached garage . Large Corner lot but you do not have to remove the snow .Bright living room, open concept kitchen and dining with SS appliances, quartz countertops and spacious dining area with hardwood floors throughout. A half bath completes the main floor. Upstairs you will find 3 large bedrooms, a full bath, laundry and a spacious primary with a walk-in closet and En-suite. Downstairs is fully finished with 4th bedroom, a full bathroom, a spacious family room, very good new kitchen , laundry room, a tankless water. There is a front porch and back deck with composite decking and a spacious yard for the kids or dog to play. Located close to many amenities including schools, a shopping Centre, transit, the Whitemud and the Henday

Built in 2013

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4464375  |
| Price     | \$499,800 |
| Bedrooms  | 4         |
| Bathrooms | 3.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,574                  |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 850 36a Avenue |
| Area        | Edmonton       |
| Subdivision | Maple Crest    |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 0S5        |

### Amenities

|           |                                                        |
|-----------|--------------------------------------------------------|
| Amenities | Ceiling 9 ft., Deck, No Smoking Home, Storage-In-Suite |
| Parking   | Double Garage Detached, Over Sized                     |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                       |
| Appliances        | Dishwasher-Built-In, Hood Fan, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating           | Forced Air-1, Natural Gas                                                                              |
| Stories           | 3                                                                                                      |
| Has Basement      | Yes                                                                                                    |
| Basement          | Full, Finished                                                                                         |

### Exterior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                         |
| Exterior Features | Back Lane, Corner Lot, Cul-De-Sac, Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                                                                                    |
| Construction      | Wood, Vinyl                                                                                                         |
| Foundation        | Concrete Perimeter                                                                                                  |

**Additional Information**

Date Listed            November 1st, 2025  
Days on Market      2  
Zoning                Zone 30

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Listing information last updated on November 3rd, 2025 at 7:02pm MST