

## \$439,900 - 8603 33 Avenue, Edmonton

MLS® #E4450821

**\$439,900**

5 Bedroom, 3.00 Bathroom, 1,583 sqft

Single Family on 0.00 Acres

Tipaskan, Edmonton, AB

Welcome to Tipaskan, where charm, comfort, and convenience converge. This spacious 1583 SF bi-level is the perfect fit for families or multi-gen households, featuring 3 bedrooms & 2 full baths up, plus a fully finished basement with 2 more bedrooms, a full bath, and a second kitchen, ideal for in-laws or guests. Thoughtful updates on the main level include fresh paint, stylish lighting, LVP flooring, and brand-new appliances. Step onto your composite deck and enjoy the serenity of a large, private backyard nestled in a mature, tree-lined community. With schools just steps away, nearby bus routes for easy commuting, and quick access to parks, playgrounds, and shopping, this home delivers on space, value, and lifestyle. Whether you're a growing family or simply craving space with flexibility, this Tipaskan gem is the smart move you've been waiting for.

Built in 1977

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4450821  |
| Price          | \$439,900 |
| Bedrooms       | 5         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,583     |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1977                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | Bi-Level               |
| Status     | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 8603 33 Avenue |
| Area        | Edmonton       |
| Subdivision | Tipaskan       |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6K 2X9        |

### Amenities

|           |                             |
|-----------|-----------------------------|
| Amenities | Deck, Hot Water Natural Gas |
| Parking   | Double 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, Brick                                                                                          |
| Exterior Features | Fenced, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                     |
| Construction      | Wood, Brick                                                                                          |
| Foundation        | Concrete Perimeter                                                                                   |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | August 1st, 2025 |
|-------------|------------------|

Days on Market 2

Zoning Zone 29

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Listing information last updated on August 3rd, 2025 at 6:17am MDT