

## \$555,900 - 304 36 Avenue, Edmonton

MLS® #E4451120

**\$555,900**

5 Bedroom, 3.50 Bathroom, 1,727 sqft

Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

Welcome to this beautiful home in Maple Crest featuring a legal basement suite. The main floor offers a bedroom and half bath, a spacious kitchen with ample cabinetry, walk-in pantry, and bright living and dining areas. Upstairs includes a primary suite with ensuite and walk-in closet, two additional bedrooms, a bonus room, and a full bath. The separate-entry basement suite comes complete with its own kitchen, laundry, living room, and bedroom—ideal for rental income or extended family. A must-see!

Built in 2022

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4451120               |
| Price          | \$555,900              |
| Bedrooms       | 5                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,727                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |



## Community Information

|             |               |
|-------------|---------------|
| Address     | 304 36 Avenue |
| Area        | Edmonton      |
| Subdivision | Maple Crest   |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6T 2P9       |

## Amenities

|           |                          |
|-----------|--------------------------|
| Amenities | See Remarks              |
| Parking   | Parking Pad Cement/Paved |

## Interior

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

## Exterior

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

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 4th, 2025 |
| Days on Market | 82               |
| Zoning         | Zone 30          |

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Listing information last updated on October 25th, 2025 at 11:02am MDT