# \$479,000 - 3516 33 Ave, Edmonton

MLS® #E4457355

#### \$479.000

4 Bedroom, 3.50 Bathroom, 1,455 sqft Single Family on 0.00 Acres

Bisset, Edmonton, AB

\*\*Stunning Half Duplex in Bissett â€" 1,451 Sq Ft of Modern Luxury!\*\* This beautifully designed half duplex in Bissett offers exceptional finishes and an unbeatable location near 34 Ave & 34 Street. Perfect for families, it's just steps away from two schools, two daycares, and public transit. The main floor features a modern open-concept layout with a spacious living area, dining room, and a sleek kitchen with glossy white cabinets. Upstairs, you'II find a bonus room, two well-sized bedrooms with a shared bathroom, and a master suite with a walk-in closet and private ensuite. Plus, the laundry room is conveniently located on the second floor. Some of the upgrades include open foyer with metal spindle railing, beautiful backsplash, upgrades lighting, insulated attached garage. The fully finished basement with separate side entry includes a bedroom, full bath, stacked laundry and second kitchen. A/C beats the heat in summers. Best of all NO COMMON WALL BETWEEN EACH SIDE OF THE DUPLEX! A MUST SEE property.





Built in 2023

## **Essential Information**

MLS® # E4457355 Price \$479,000 Bedrooms 4

Bathrooms 3.50

Full Baths 3

Half Baths 1

Square Footage 1,455

Acres 0.00

Year Built 2023

Type Single Family

Sub-Type Half Duplex

Style 2 Storey

Status Active

## **Community Information**

Address 3516 33 Ave

Area Edmonton

Subdivision Bisset

City Edmonton
County ALBERTA

Province AB

Postal Code T6L 5G6

#### **Amenities**

Amenities Carbon Monoxide Detectors, Deck, Detectors Smoke, No Animal Home,

No Smoking Home, Parking-Extra, Infill Property, HRV System

Parking Single Garage Attached

## Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Garage Control, Garage Opener, Dryer-Two,

Refrigerators-Two, Stoves-Two, Washers-Two, Microwave Hood

Fan-Two, Curtains and Blinds

Heating Forced Air-2, Natural Gas

Stories 3

Has Suite Yes

Has Basement Yes

Basement Full, Finished

## **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Fenced, Landscaped, Play

**Schools** 

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter

## **School Information**

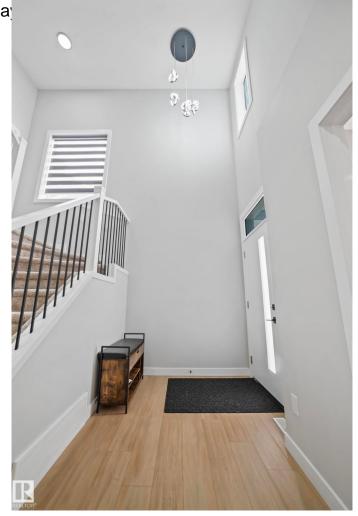
Elementary Bissett Elementary School

## **Additional Information**

Date Listed September 11th, 2025

Days on Market 54

Zoning Zone 29



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