

## **\$374,990 - 8635 33 Avenue, Edmonton**

MLS® #E4426570

**\$374,990**

5 Bedroom, 2.50 Bathroom, 1,057 sqft  
Single Family on 0.00 Acres

Tipaskan, Edmonton, AB

Welcome to this bi-level nestled in the vibrant Tipaskan community! From the moment you step inside, you'll be greeted by an OPEN FLOOR PLAN filled w/NATURAL LIGHT, courtesy of a LARGE PICTURE WINDOW in the inviting living area. The dining & kitchen spaces exude warmth & brightness, featuring CRISP WHITE CABINETRY, STYLISH LIGHT BACKSPLASH, & a blend of STAINLESS STEEL/WHITE APPLIANCES! Down the hall, you'll find a 4PC BATH, SPACIOUS PRIMARY BEDROOM w/a 2PC ENSUITE, & 2 ADDITIONAL BEDROOMS! Venture downstairs to the FULLY-FINISHED BASEMENT, where even more possibilities await with a 2nd KITCHEN w/WHITE CABINETRY & APPLIANCES, DINING AREA, 2 ADDITIONAL BEDROOMS, 4PC BATH, LAUNDRY & STORAGE area, GENEROUS RECREATION ROOM, & UTILITY ROOM! Perfect for extended family, added convenience, etc. Outside you'll find a SIZABLE, FULLY FENCED BACKYARD complete w/a DECK! With a little vision & TLC, this home could become your perfect oasis OR an exciting real estate investment!!

Built in 1977

### **Essential Information**

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Price	\$374,990
Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,057
Acres	0.00
Year Built	1977
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### Community Information

Address	8635 33 Avenue
Area	Edmonton
Subdivision	Tipaskan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6K 2X9

### Amenities

Amenities	See Remarks
Parking	Single 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, Vinyl
Exterior Features	Fenced, No Back Lane, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	March 20th, 2025
Days on Market	31
Zoning	Zone 29

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