

Courtesy Of Carrie Lucier Of Exp Realty

## \$582,900 - 3640 33 Street, Edmonton

MLS® #E4431358

**\$582,900**

4 Bedroom, 3.00 Bathroom, 1,953 sqft

Single Family on 0.00 Acres

Wild Rose, Edmonton, AB

This is more than a house—it's the total package: generous space, stylish upgrades, and a prime location in an established, amenity-rich neighborhood. Step into a fully upgraded (over \$50k), move-in-ready home where soaring vaulted ceilings elevate the living and dining areas, complemented by new flooring (2022) throughout the main level. The stunning kitchen (also updated in 2022) is a dream for everyday living and entertaining alike, featuring a huge island with seating, an induction stove-top and abundant cabinetry to keep everything beautifully organized. Need room to grow? With 4 bedrooms above and 3 full bathrooms, there's plenty of space for the whole family. Downstairs, you'll find a versatile entertainment/flex area plus a bonus hobby room—perfect for whatever your lifestyle needs. A large crawl space provides easy access to seasonal storage, while the double attached garage includes a convenient man door. All this just minutes from shopping, major routes, and scenic trails. Welcome Home!

Built in 1989

### Essential Information

MLS® # E4431358

Price \$582,900

Bedrooms 4



Bathrooms	3.00
Full Baths	3
Square Footage	1,953
Acres	0.00
Year Built	1989
Type	Single Family
Sub-Type	Detached Single Family
Style	1 and Half Storey
Status	Active

### Community Information

Address	3640 33 Street
Area	Edmonton
Subdivision	Wild Rose
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1H2

### Amenities

Amenities	Air Conditioner, Crawl Space, Detectors Smoke, Exterior Walls- 2"x6", Hot Water Natural Gas, No Smoking Home, Smart/Program. Thermostat, Secured Parking, Television Connection, Vaulted Ceiling, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Storage Shed, Vacuum System Attachments, Washer, Window Coverings, Stove-Countertop Inductn
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Direct Vent, Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

**Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 17th, 2025
Days on Market	17
Zoning	Zone 30

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Listing information last updated on May 4th, 2025 at 7:32pm MDT