

## \$869,900 - 824 34 Avenue, Edmonton

MLS® #E4443406

**\$869,900**

6 Bedroom, 5.50 Bathroom, 3,114 sqft

Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

Stunning Custom Home â€œ Over 4,485 Sq.Ft. of Luxury Living! This exceptional home offers 6 bedrooms, 5 full bath, a TRIPLE car garage, and fully FINISHED basement with 1 Bedroom, Rec area, full Bath & rough-ins for Kitchen and SEPERATE ENTERANCE. Step into the grand open-to-below living room, attached to the dining area. Family room and an extended kitchen, both overlooking large window AND complemantry SPICE KITCHEN with PANTRY. Main floor has a FULL Bedroom with ensuite, and POWDER ROOM. Upstairs, 2 MASTER Bedrooms with ensuites and WIC, plus two additional bedrooms with Jack & Jill. Bonus room and convenient upstairs laundry with SINK, providing function and flexibility for the whole family. Enjoy the maintenance-free stamped concrete backyard & sidewalks, a large deck, and the comfort of central A/C. Located near a Kâ€™9 school, new high school, REC centre, cinema, shopping, grocery stores, and with easy access to Whitemud Drive and Anthony Henday, this home offers both luxury and unbeatable convenience.

Built in 2017

### Essential Information

MLS® # E4443406

Price \$869,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 6                      |
| Bathrooms      | 5.50                   |
| Full Baths     | 5                      |
| Half Baths     | 1                      |
| Square Footage | 3,114                  |
| Acres          | 0.00                   |
| Year Built     | 2017                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 824 34 Avenue |
| Area        | Edmonton      |
| Subdivision | Maple Crest   |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6T 0B3       |

### Amenities

|                |                                                                       |
|----------------|-----------------------------------------------------------------------|
| Amenities      | Carbon Monoxide Detectors, Ceiling 9 ft., No Smoking Home, HRV System |
| Parking Spaces | 6                                                                     |
| Parking        | Triple Garage Attached                                                |

### Interior

|                   |                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                     |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Stove-Gas, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                  |
| Fireplaces        | Mantel                                                                                                                                               |
| Stories           | 3                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                  |
| Basement          | Full, Finished                                                                                                                                       |

### Exterior

|                   |                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                           |
| Exterior Features | Airport Nearby, Corner Lot, Fenced, Landscaped, Low Maintenance Landscape, Park/Reserve, Public Swimming Pool, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                      |
| Construction      | Wood, Vinyl                                                                                                                                           |
| Foundation        | Concrete Perimeter                                                                                                                                    |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 71              |
| Zoning         | Zone 30         |

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Listing information last updated on August 29th, 2025 at 11:47pm MDT