

## \$417,500 - 3520 33 Avenue, Edmonton

MLS® #E4458124

### \$417,500

4 Bedroom, 2.00 Bathroom, 1,103 sqft

Single Family on 0.00 Acres

Bisset, Edmonton, AB

Well maintained Bi-level located in the desired community of Bisset. Features 3 bedrooms up, a 4 piece family bath, a kitchen with lots of cupboard space, a dining room and a living room. Basement is fully developed with a large family room, Gas Fireplace, a Den a 3 piece bath. a laundry room, a larger Bedroom and storage area. Comes with Central Air, fully fenced in back yard with a deck and an oversized Double Detached Garage. What a great place to call home and is a real pleasure to show.

Built in 1982

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4458124               |
| Price          | \$417,500              |
| Bedrooms       | 4                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,103                  |
| Acres          | 0.00                   |
| Year Built     | 1982                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bi-Level               |
| Status         | Active                 |

### Community Information



|             |                |
|-------------|----------------|
| Address     | 3520 33 Avenue |
| Area        | Edmonton       |
| Subdivision | Bisset         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6L 5G6        |

### **Amenities**

|                |                                                        |
|----------------|--------------------------------------------------------|
| Amenities      | Air Conditioner, Deck                                  |
| Parking Spaces | 6                                                      |
| Parking        | Double Garage Detached, Front Drive Access, Over Sized |

### **Interior**

|              |                                                                                                                                               |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                                     |
| Stories      | 2                                                                                                                                             |
| Has Basement | Yes                                                                                                                                           |
| Basement     | Full, Finished                                                                                                                                |

### **Exterior**

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                               |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, Park/Reserve, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                          |
| Construction      | Wood, Vinyl                                                                                               |
| Foundation        | Concrete Perimeter                                                                                        |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 17th, 2025 |
| Days on Market | 32                   |
| Zoning         | Zone 29              |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 19th, 2025 at 4:17pm MDT