# \$489,900 - 463 33 Street, Edmonton

MLS® #E4446409

#### \$489,900

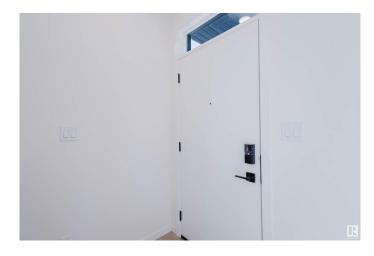
3 Bedroom, 2.50 Bathroom, 1,695 sqft Single Family on 0.00 Acres

Alces, Edmonton, AB

IMMEDIATE POSSESSION AVAILABLE! Welcome to the Career 3 Storey by award Winning Cantiro Homes! This beautiful home is meticulously crafted for families seeking a balance between work life and family life. The ground floor welcomes you with a carefully designed and spacious home office. The seamless transition to the main floor leads you from an expansive outdoor lounge to a well appointed kitchen. Upstairs, discover 2 additional bedrooms and your personal haven â€" the primary suite. This retreats boasts an oversized dressing room and the Reward ensuite, complete with a tiled shower, a freestanding soaker tub, dual sinks and a built in make up vanity for effortless mornings and winding down after a long work day. This home also includes: 3 finished floors of functional living space, above ground floor to ceiling windows on every level for natural light and amazing views, spacious 2nd level outdoor lounge, double car rear attached garage, fence and landscaping included. LOW MAINTENANCE NO CONDO FEES!







Built in 2024

## **Essential Information**

MLS® # E4446409 Price \$489,900 Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,695

Acres 0.00

Year Built 2024

Type Single Family

Sub-Type Detached Single Family

Style 3 Storey

Status Active

# **Community Information**

Address 463 33 Street

Area Edmonton

Subdivision Alces

City Edmonton
County ALBERTA

Province AB

Postal Code T6X 3C9

#### **Amenities**

Amenities Vinyl Windows, See Remarks

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan,

Oven-Microwave, Refrigerator, Stove-Electric

Heating Forced Air-1, Natural Gas

Stories 3

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Airport Nearby, Fenced, Landscaped, Picnic Area, Schools, Shopping

Nearby, See Remarks

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

### **Additional Information**

Date Listed July 4th, 2025

Days on Market 56

Zoning Zone 53

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 August 29th, 2025 at 7:17pm MDT