

Courtesy Of Megan Prusko Of Exp Realty

\$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

MLS® #

E4426570

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
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Days on Market	16
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Zoning	Zone 29
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Listing information last updated on April 5th, 2025 at 2:17pm MDT