# \$499,900 - 463 33 Street, Edmonton

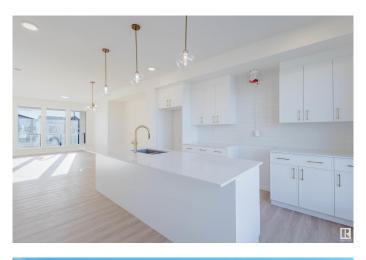
MLS® #E4446409

#### \$499,900

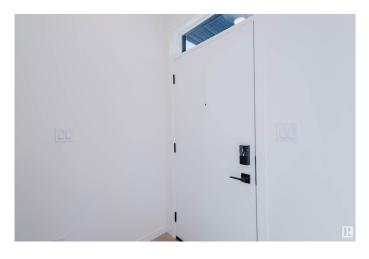
3 Bedroom, 2.50 Bathroom, 1,695 sqft Single Family on 0.00 Acres

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 – 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	\$499,900

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,695
Acres	0.00
Year Built	2024
Туре	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

ConstructionWood, VinylFoundationConcrete Perimeter

#### **Additional Information**

Date ListedJuly 4th, 2025Days on Market9ZoningZone 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 July 13th, 2025 at 4:32am MDT