

\$669,900 - 11412 33a Avenue, Edmonton

MLS® #E4436494

\$669,900

5 Bedroom, 4.00 Bathroom, 1,238 sqft
Single Family on 0.00 Acres

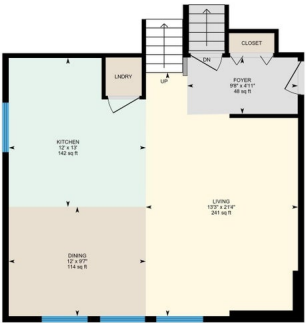
Sweet Grass, Edmonton, AB

This newly renovated 4-level split home in the Sweet Grass community offers 1,237 sq ft of above-grade living space across 2 levels, with all 4 levels fully developed. Featuring 5 bedrooms, 4 FULL baths, and new vinyl flooring throughout. As you enter, you're greeted by a spacious foyer leading to a open concept living room and dining area. The kitchen boasts Kitchenaid stainless steel appliances, Quartz countertop waterfall and a huge center island. Upstairs, the master suite offers a 3-pc ensuite, while 2 additional bedrooms share a modern 4-pc bathroom. The lower level features two bedrooms—one with a 4-pc ensuite, and the other with its own 3-pc bathroom. A separate entrance led to a northeast-facing back yard. The fully finished basement offers added versatility, featuring a second kitchen for multi generation, a spacious family room, and a large utility room. This home's prime location provides just minutes from parks, schools, restaurants, shopping, and easy access to Whitemud and Gateway.



11412 33a Ave NW, Edmonton, AB

Main Floor Exterior Area 629.77 sq ft
Interior Area 590.82 sq ft



0 2 4 ft

PREPARED: 2025/05/14

While regions are excluded from total floor area in iGLUE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

Built in 1976

Essential Information

MLS® # E4436494
Price \$669,900

Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	1,238
Acres	0.00
Year Built	1976
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

Community Information

Address	11412 33a Avenue
Area	Edmonton
Subdivision	Sweet Grass
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 3H3

Amenities

Amenities	Detectors Smoke, No Animal Home, No Smoking Home
Parking	Double Garage Detached

Interior

Interior Features	ensuite bathroom
Appliances	Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl

Foundation Concrete Perimeter

School Information

Middle Vernon Barfield Junior
High Harry Ainlay High School

Additional Information

Date Listed May 14th, 2025
Days on Market 21
Zoning Zone 16

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