

## **\$679,854 - 3684 33 Street, Edmonton**

MLS® #E4451507

**\$679,854**

4 Bedroom, 3.50 Bathroom, 2,169 sqft

Single Family on 0.00 Acres

Wild Rose, Edmonton, AB

WALK OUT BASEMENT | BACKS ONTO MEADOWBROOK LAKE | HUGE PIE SHAPED LOT | MAIN FLOOR BEDROOM + DEN | MAIN FLOOR LAUNDRY | LAMINATE FLOORING | WOOD FIREPLACE | MASTER BEDROOM WITH ENSUITE & JETTED TUB & SHOWER | VAULTED CEILINGS Welcome to a one-of-a-kind home that offers a blend of luxury and warmth. Year-round comfort with A/C, heat, gas line for cooking, heated garage. The main floor features 15-foot ceilings in two open to above living spaces. Lots of windows offer natural sunlight. Also bedroom, den on the main level. Patio doors from the kitchen lead to the large deck 20x10ft. The spacious family room has Lake views with wood fireplace, 15- foot ceilings. Upstairs, the master bedroom also boasts of pond views, walk-in closet & spa-like 4-piece ensuite and Two large 14ft bedrooms. The finished walkout basement has recreation room, gym, theatre area, full 3 piece bathroom with heated floor and second kitchen. Home is near schools, shopping, transit and Whitemud. Natural beauty and luxury combination.

Built in 1990

### **Essential Information**

MLS® # E4451507

Price \$679,854



|                |                        |
|----------------|------------------------|
| Bedrooms       | 4                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,169                  |
| Acres          | 0.00                   |
| Year Built     | 1990                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3684 33 Street |
| Area        | Edmonton       |
| Subdivision | Wild Rose      |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 1G2        |

### Amenities

|               |                                                                                                                                                                                         |
|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities     | Air Conditioner, Carbon Monoxide Detectors, Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Smart/Program. Thermostat, Vaulted Ceiling, Walkout Basement |
| Parking       | Double Garage Attached                                                                                                                                                                  |
| Is Waterfront | Yes                                                                                                                                                                                     |

### Interior

|                   |                                                                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                       |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Fan-Ceiling, Garage Opener, Hood Fan, Stove-Countertop Gas, Stove-Electric, Window Coverings, Dryer-Two, Refrigerators-Two, Washers-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                              |
| Stories           | 3                                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                                    |
| Basement          | See Remarks, Finished                                                                                                                                                                  |

### Exterior

|                   |                                                                                                                           |
|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                               |
| Exterior Features | Backs Onto Lake, Backs Onto Park/Trees, Cul-De-Sac, Fenced, Landscaped, No Back Lane, Schools, Shopping Nearby, View Lake |
| Roof              | Asphalt Shingles                                                                                                          |
| Construction      | Wood, Vinyl                                                                                                               |
| Foundation        | Concrete Perimeter                                                                                                        |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 69               |
| Zoning         | Zone 30          |

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Listing information last updated on October 14th, 2025 at 2:47pm MDT