

\$599,900 - 11521 33a Avenue, Edmonton

MLS® #E4434191

\$599,900

3 Bedroom, 2.50 Bathroom, 1,780 sqft
Single Family on 0.00 Acres

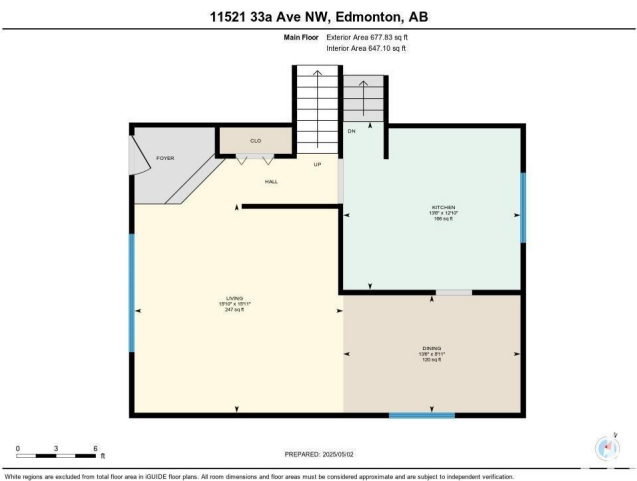
Sweet Grass, Edmonton, AB

Nestled on a serene cul-de-sac in the coveted Sweet Grass community, this 1,822 sqft 4-level split offers an unbeatable location with easy access to top-tier schools, shopping, services. The beautifully landscaped front yard invites relaxation, while the private backyard oasis boasts mature fruit trees, lush foliage, a sprinkler system & patio for outdoor enjoyment. Step inside to a modern, updated kitchen with island. Adjacent, the formal dining area flows seamlessly into the bright, spacious living room, highlighted by a large picture window. The lower level has a cozy family room, with gas fireplace and stunning backyard views. Upstairs are 3 bedrooms including primary suite with 3-piece ensuite. The partially finished basement has space for versatile family room and lots of storage. Upgrades include water softener, purifier, instant hot water system, newer shingles, windows, & hot water tank. This exceptional lot, location and home is perfect for your family to cherish for years to come!

Built in 1975

Essential Information

MLS® #	E4434191
Price	\$599,900
Bedrooms	3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,780
Acres	0.00
Year Built	1975
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

Community Information

Address	11521 33a Avenue
Area	Edmonton
Subdivision	Sweet Grass
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 3H2

Amenities

Amenities	Hot Water Instant, Vinyl Windows, See Remarks
Parking Spaces	5
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Brick, Metal
Exterior Features	Fenced, Fruit Trees/Shrubs, Landscaped, Private Setting, Schools, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Brick, Metal
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 2nd, 2025
Days on Market	5
Zoning	Zone 16

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Listing information last updated on May 7th, 2025 at 12:47am MDT