

## \$550,000 - 3735 214 Street, Edmonton

MLS® #E4436640

**\$550,000**

4 Bedroom, 3.50 Bathroom, 1,421 sqft

Single Family on 0.00 Acres

Edgemont (Edmonton), Edmonton, AB

This beautifully built new home offers an incredible income opportunity with a fully self-contained legal basement suite featuring its own private entrance & no interior access from the main home – ideal for tenants and privacy-conscious homeowners. The kitchen is finished with sleek quartz countertops & soft-close cabinetry & comes fully equipped with a full set of appliances. A thoughtful wall separates the living & dining areas, creating defined yet connected spaces. Upstairs offers 3 bedrooms, and 2 bathrooms, including a 5-piece ensuite, plus convenient upper-level laundry. The legal basement suite includes one bedroom, a 4-piece bathroom, and its own kitchen and living area. Detached double garage and tankless hot water system are included. There landscaping and sidewalk to the legal suite to be completed by the builder when weather permits. Whether you're looking for your next home or investment property, this home delivers exceptional design, comfort, and endless potential.

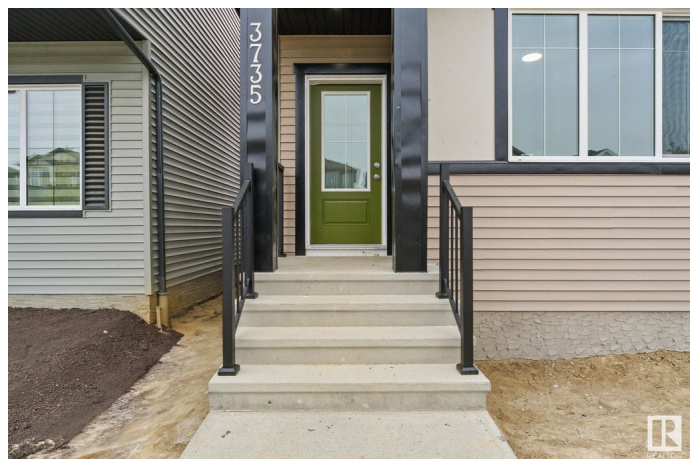
Built in 2025

### Essential Information

MLS® # E4436640

Price \$550,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,421                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 3735 214 Street     |
| Area        | Edmonton            |
| Subdivision | Edgemont (Edmonton) |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6M 1S4             |

### Amenities

|           |   |
|-----------|---|
| Amenities | Ceiling 9 ft., Detectors Smoke, Hot Water Tankless, No Animal Home, No Smoking Home, HRV System |
| Parking   | Double Garage Detached  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dryer, Euro Washer/Dryer Combo, Garage Control, Garage Opener, Washer, Refrigerators-Two, Stoves-Two, Dishwasher-Two, Microwave Hood Fan-Two |
| Heating           | Forced Air-2, Natural Gas  |
| Stories           | 3  |
| Has Suite         | Yes  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Back Lane, Golf Nearby, No Through Road, Public Transportation, |

|              |                    |
|--------------|--------------------|
|              | Shopping Nearby    |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2025 |
| Days on Market | 21             |
| Zoning         | Zone 57        |

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Listing information last updated on June 5th, 2025 at 10:33am MDT