

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

MLS® #E4434191

**\$599,900**

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

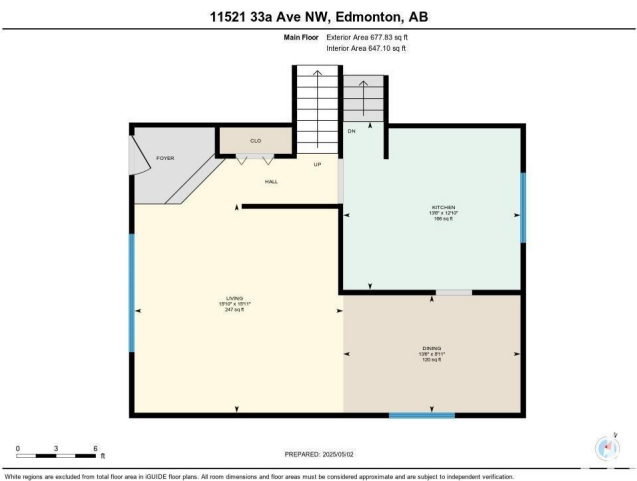
Sweet Grass, Edmonton, AB

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	3
Zoning	Zone 16

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Listing information last updated on May 5th, 2025 at 4:17am MDT