

Courtesy Of George M Fahmy Of Mozaic Realty Group

## \$499,900 - 423 33 Street, Edmonton

MLS® #E4446410

**\$499,900**

3 Bedroom, 2.50 Bathroom, 1,806 sqft

Single Family on 0.00 Acres

Alces, Edmonton, AB

**QUICK POSSESSION AVAILABLE!** Welcome to the Entertain 3 Storey by award Winning Cantiro Homes! The ground floor welcomes you with a carefully designed and spacious home office, tailored for productivity and focus. The seamless transition to the main floor leads you from an expansive outdoor lounge to a well appointed kitchen. Upstairs, discover 2 additional bedrooms and your personal haven – the primary suite. This retreat boasts an oversized dressing room and the Reward ensuite, complete with a tiled shower, a freestanding soaker tub, dual sinks and a built in make up vanity for effortless mornings and winding down after a long work day. This home includes: 3 finished floors of functional living space, above ground floor to ceiling windows on every level for natural light and amazing views, spacious 2nd level outdoor lounge, double car rear attached garage, fence and landscaping included. **LOW MAINTENANCE NO CONDO FEES!** \*photos are for representation only. Colours and finishing may vary\*

Built in 2025

### Essential Information

MLS® # E4446410

Price \$499,900



UPGRADE HOOD FAN BUILD OUT  
VANILLA / FLAT PANEL

KITCHEN CABINETS

|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,806                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 3 Storey               |
| Status         | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 423 33 Street |
| Area        | Edmonton      |
| Subdivision | Alces         |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6X 3C9       |

### Amenities

|           |                            |
|-----------|----------------------------|
| Amenities | Vinyl Windows, See Remarks |
| Parking   | Double Garage Attached     |

### Interior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                           |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                                                                  |
| Fireplace         | Yes                                                                                        |
| Fireplaces        | Tile Surround                                                                              |
| Stories           | 3                                                                                          |
| Has Basement      | Yes                                                                                        |
| Basement          | None, No Basement                                                                          |

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                         |
| Exterior Features | Airport Nearby, Fenced, Landscaped, Picnic Area, Playground Nearby, |

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

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 48             |
| Zoning         | Zone 53        |

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Listing information last updated on August 21st, 2025 at 8:47am MDT