

Courtesy Of George M Fahmy and Nia Pavesi Of Mozaic Realty Group

## \$499,990 - 347 33 Street, Edmonton

MLS® #E4420614

**\$499,990**

3 Bedroom, 2.50 Bathroom, 1,665 sqft  
Single Family on 0.00 Acres

Alces, Edmonton, AB

Introducing the Career 3- Storey 18, part of a new collection of modern homes designed for those who seek the perfect balance between work and family life. This home offers 3 finished levels of functional living space, maximizing every inch for comfort and convenience. Large, floor to ceiling windows on every floor flood the interior with natural light and provide a view from each level. The expansive second level outdoor lounge in perfect for relaxation or entertaining. Additional features include a double car rear attached garage, fencing and landscaping included, and **NO CONDO FEES. UNDER CONSTRUCTION.** \*photos are virtually staged and from a separate home, colors and finishings may vary.\*

Built in 2024

### Essential Information

MLS® #	E4420614
Price	\$499,990
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,665
Acres	0.00



Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	3 Storey
Status	Active

### **Community Information**

Address	347 33 Street
Area	Edmonton
Subdivision	Alces
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 3C9

### **Amenities**

Amenities	See Remarks
Parking	Double Garage Attached

### **Interior**

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

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	February 4th, 2025
Days on Market	61
Zoning	Zone 53

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Listing information last updated on April 6th, 2025 at 2:02pm MDT