

Courtesy Of Eddie J Castillo Of Exp Realty

## **\$543,895 - 3511 33 Avenue, Edmonton**

MLS® #E4442716

**\$543,895**

5 Bedroom, 2.00 Bathroom, 1,122 sqft

Single Family on 0.00 Acres

Bisset, Edmonton, AB

**INVESTOR ALERT!! 2 BED LEGAL BASEMENT SUITE!! DOUBLE ATTACHED GARAGE!!** This 5 BEDROOM 2 BATH home has been completely **RENOVATED** from top to bottom! Upstairs is a profitable airbnb and downstairs is rented longer term. Upgrades include: **GEMSTONE PERMANENT LIGHTS**, new shingles, new vinyl plank flooring throughout and tile in bathrooms, new window trim, new baseboards, new doors, new hardware, new lighting, new paint, newer kitchen renovations (cabinets and countertops, appliances, backsplash), new bathroom renovations (upstairs tub/shower, vanities, sinks/toilets, backsplashes) new laundry (rooms and appliances), newer hot water tank, two newer furnaces, separate entrance and more! With 5 bedrooms, 2 full bathrooms, huge yard with deck, double attached garage, great location close to schools, public transportation, shopping and The Meadows Community Centre. Easy access to Whitemud Dr or Henday Dr. **INCREDIBLE INVESTMENT!!!!**

Built in 1981

### **Essential Information**

MLS® # E4442716

Price \$543,895



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,122                  |
| Acres          | 0.00                   |
| Year Built     | 1981                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 3511 33 Avenue |
| Area        | Edmonton       |
| Subdivision | Bisset         |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6L 4N6        |

### Amenities

|           |                                                |
|-----------|------------------------------------------------|
| Amenities | No Animal Home, No Smoking Home, Parking-Extra |
| Parking   | Double Garage Attached                         |

### Interior

|              |                                                                                                                   |
|--------------|-------------------------------------------------------------------------------------------------------------------|
| Appliances   | Hood Fan, Microwave Hood Fan, Storage Shed, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two |
| Heating      | Forced Air-2, Natural Gas                                                                                         |
| Stories      | 2                                                                                                                 |
| Has Suite    | Yes                                                                                                               |
| Has Basement | Yes                                                                                                               |
| Basement     | Full, Finished                                                                                                    |

### Exterior

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                          |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                     |
| Construction      | Wood, Vinyl                                                                                                                          |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 17th, 2025  
Days on Market                50  
Zoning                              Zone 29

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