

## \$479,000 - 3516 33 Ave, Edmonton

MLS® #E4457355

**\$479,000**

4 Bedroom, 3.50 Bathroom, 1,455 sqft

Single Family on 0.00 Acres

Bisset, Edmonton, AB

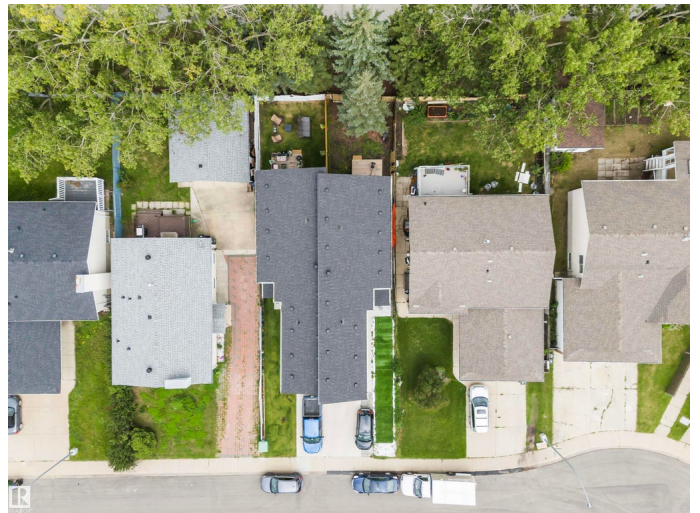
**\*\*Stunning Half Duplex in Bissett â€” 1,451 Sq Ft of Modern Luxury!\*\*** This beautifully designed half duplex in Bissett offers exceptional finishes and an unbeatable location near 34 Ave & 34 Street. Perfect for families, itâ€™s just steps away from two schools, two daycares, and public transit. The main floor features a modern open-concept layout with a spacious living area, dining room, and a sleek kitchen with glossy white cabinets. Upstairs, youâ€™ll find a bonus room, two well-sized bedrooms with a shared bathroom, and a master suite with a walk-in closet and private ensuite. Plus, the laundry room is conveniently located on the second floor. Some of the upgrades include open foyer with metal spindle railing, beautiful backsplash, upgrades lighting, insulated attached garage. The fully finished basement with separate side entry includes a bedroom, full bath, stacked laundry and second kitchen. A/C beats the heat in summers. Best of all NO COMMON WALL BETWEEN EACH SIDE OF THE DUPLEX! A MUST SEE property.

Built in 2023

### Essential Information

MLS® # E4457355

Price \$479,000



|                |               |
|----------------|---------------|
| Bedrooms       | 4             |
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,455         |
| Acres          | 0.00          |
| Year Built     | 2023          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |             |
|-------------|-------------|
| Address     | 3516 33 Ave |
| Area        | Edmonton    |
| Subdivision | Bisset      |
| City        | Edmonton    |
| County      | ALBERTA     |
| Province    | AB          |
| Postal Code | T6L 5G6     |

### Amenities

|           |                                                                                                                               |
|-----------|-------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Extra, Infill Property, HRV System |
| Parking   | Single Garage Attached                                                                                                        |

### Interior

|                   |                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                       |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Microwave Hood Fan-Two, Curtains and Blinds |
| Heating           | Forced Air-2, Natural Gas                                                                                                                              |
| Stories           | 3                                                                                                                                                      |
| Has Suite         | Yes                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                    |
| Basement          | Full, Finished                                                                                                                                         |

### Exterior

|          |                    |
|----------|--------------------|
| Exterior | Wood, Stone, Vinyl |
|----------|--------------------|

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Fenced, Landscaped, Play Schools |
| Roof              | Asphalt Shingles                 |
| Construction      | Wood, Stone, Vinyl               |
| Foundation        | Concrete Perimeter               |

**School Information**

|            |                           |
|------------|---------------------------|
| Elementary | Bissett Elementary School |
|------------|---------------------------|

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 34                   |
| Zoning         | Zone 29              |



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Listing information last updated on October 15th, 2025 at 6:17pm MDT