

## \$619,000 - 3323 8 Street, Edmonton

MLS® #E4440306

**\$619,000**

4 Bedroom, 2.50 Bathroom, 2,282 sqft

Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

Welcome to this stunning single-family home nestled in the highly desirable Maple community. Built in 2016, this spacious 2,282 sq. ft. residence showcases a thoughtfully designed layout featuring four bedrooms and three bathrooms. The main floor includes a versatile den—perfect for guests, a home office, or multigenerational living—alongside a stylish modern kitchen, an open-concept living area, and seamless access to the backyard, ideal for relaxing or entertaining. Upstairs, you'll find four generously sized bedrooms, including a luxurious master suite, as well as a flexible bonus space, perfect for family gatherings, a media room, or play area. Enjoy year-round comfort with central air conditioning, and take advantage of the included modern appliances. Conveniently located near top-rated schools, parks, shopping, and other essential amenities, this home offers comfort, space, and functionality in a prime location.

Built in 2016

### Essential Information

MLS® #	E4440306
Price	\$619,000
Bedrooms	4
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	2,282
Acres	0.00
Year Built	2016
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	3323 8 Street
Area	Edmonton
Subdivision	Maple Crest
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1A4

### **Amenities**

Amenities	Air Conditioner, Ceiling 9 ft., Deck
Parking	Double Garage Attached
Is Waterfront	Yes

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Creek, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 4th, 2025

Days on Market                39

Zoning                            Zone 30

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