

## \$497,900 - 403 33 Street, Edmonton

MLS® #E4434391

**\$497,900**

3 Bedroom, 2.50 Bathroom, 1,806 sqft

Single Family on 0.00 Acres

Alces, Edmonton, AB

Introducing the Entertain 3 Storey 18 by Cantiro Homes! A stunning 1806 sq ft single family home thoughtfully crafted for those who love to host and create unforgettable experiences. The innovative 3 Storey design offers 3 finished floors of functional above ground living space, featuring 3 beds and 2.5 baths. Flooded with natural light thanks to the floor to ceiling windows on every level, the home also boasts an expansive second level outdoor lounge perfect for long summer nights. Enjoy the added luxury of a cozy fireplace, elegant glass railings, and a sleek Westcoast exterior. A double car rear attached garage, fully landscaped, and fenced front yard and huge balcony. Best of all, there are no condo fees, keeping your living experience low maintenance and worry free. Discover the next level of stylish, guest focused living in the Entertain series.

Built in 2024

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4434391  |
| Price      | \$497,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,806                  |
| Acres          | 0.00                   |
| Year Built     | 2024                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 3 Storey               |
| Status         | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 403 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, Refrigerator, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Insert   |
| 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 May 3rd, 2025

Days on Market 14

Zoning Zone 53

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Listing information last updated on May 17th, 2025 at 12:02pm MDT