

# \$669,900 - 11412 33a Avenue, Edmonton

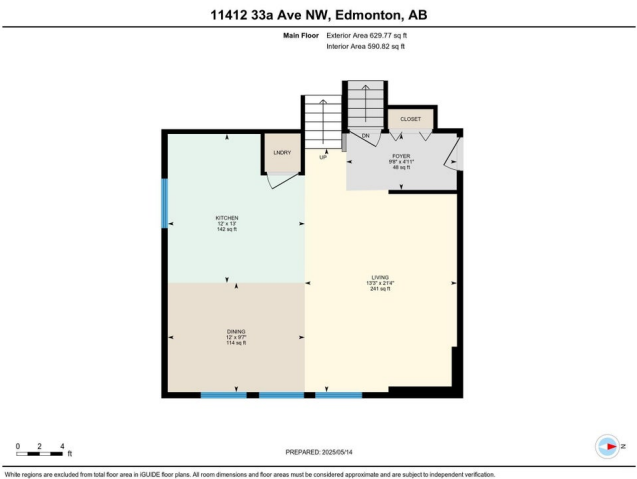
MLS® #E4436494

**\$669,900**

5 Bedroom, 4.00 Bathroom, 1,238 sqft  
Single Family on 0.00 Acres

Sweet Grass, Edmonton, AB

This newly renovated 4-level split home in the Sweet Grass community offers 1,237 sq ft of above-grade living space across 2 levels, with all 4 levels fully developed. Featuring 5 bedrooms, 4 FULL baths, and new vinyl flooring throughout. As you enter, you're greeted by a spacious foyer leading to a open concept living room and dining area. The kitchen boasts Kitchenaid stainless steel appliances, Quartz countertop waterfall and a huge center island. Upstairs, the master suite offers a 3-pc ensuite, while 2 additional bedrooms share a modern 4-pc bathroom. The lower level features two bedrooms—one with a 4-pc ensuite, and the other with its own 3-pc bathroom. A separate entrance led to a northeast-facing back yard. The fully finished basement offers added versatility, featuring a second kitchen for multi generation, a spacious family room, and a large utility room. This home's prime location provides just minutes from parks, schools, restaurants, shopping, and easy access to Whitemud and Gateway.



Built in 1976

## Essential Information

MLS® # E4436494  
Price \$669,900

Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	1,238
Acres	0.00
Year Built	1976
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	11412 33a Avenue
Area	Edmonton
Subdivision	Sweet Grass
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 3H3

### Amenities

Amenities	Detectors Smoke, No Animal Home, No Smoking Home
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl

Foundation                      Concrete Perimeter

**School Information**

Middle                          Vernon Barfield Junior  
High                              Harry Ainlay High School

**Additional Information**

Date Listed                      May 14th, 2025  
Days on Market                2  
Zoning                            Zone 16

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