

## \$489,900 - 463 33 Street, Edmonton

MLS® #E4446409

**\$489,900**

3 Bedroom, 2.50 Bathroom, 1,695 sqft

Single Family on 0.00 Acres

Alces, Edmonton, AB

### IMMEDIATE POSSESSION AVAILABLE!

Welcome to the Career 3 Storey by award Winning Cantiro Homes! This beautiful home is meticulously crafted for families seeking a balance between work life and family life. The ground floor welcomes you with a carefully designed and spacious home office. The seamless transition to the main floor leads you from an expansive outdoor lounge to a well appointed kitchen. Upstairs, discover 2 additional bedrooms and your personal haven – the primary suite. This retreat boasts an oversized dressing room and the Reward ensuite, complete with a tiled shower, a freestanding soaker tub, dual sinks and a built in make up vanity for effortless mornings and winding down after a long work day. This home also includes: 3 finished floors of functional living space, above ground floor to ceiling windows on every level for natural light and amazing views, spacious 2nd level outdoor lounge, double car rear attached garage, fence and landscaping included. LOW MAINTENANCE NO CONDO FEES!

Built in 2024

### Essential Information

MLS® # E4446409

Price \$489,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,695
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Detached Single Family
Style	3 Storey
Status	Active

### Community Information

Address	463 33 Street
Area	Edmonton
Subdivision	Alces
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6X 3C9

### Amenities

Amenities	Vinyl Windows, See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Landscaped, Picnic Area, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 4th, 2025
Days on Market	52
Zoning	Zone 53

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