

## \$485,700 - 3516 33 Ave Nw, Edmonton

MLS® #E4450665

**\$485,700**

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® # E4450665

Price \$485,700



|                |               |
|----------------|---------------|
| 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 Nw |
| 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        | Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two, Microwave Hood Fan-Two |
| 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, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                           |
| Construction      | Wood, Stone, Vinyl                                                         |
| Foundation        | Concrete Perimeter                                                         |

**School Information**

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

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 4               |
| Zoning         | Zone 29         |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 4th, 2025 at 4:32am MDT