

Courtesy Of George M Fahmy Of Mozaic Realty Group

## \$499,900 - 423 33 Street, Edmonton

MLS® #E4446410

**\$499,900**

3 Bedroom, 2.50 Bathroom, 1,806 sqft

Single Family on 0.00 Acres

Alces, Edmonton, AB

**QUICK POSSESSION AVAILABLE!** Welcome to the Entertain 3 Storey by award Winning Cantiro Homes! The ground floor welcomes you with a carefully designed and spacious home office, tailored for productivity and focus. 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 retreats 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. Thix home 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!** \*photos are for representation only. Colours and finishing may vary\*

Built in 2025

### Essential Information

MLS® # E4446410

Price \$499,900



UPGRADE HOOD FAN BUILD OUT  
VANILLA / FLAT PANEL

KITCHEN CABINETS

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,806
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	3 Storey
Status	Active

### Community Information

Address	423 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, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Fenced, Landscaped, Picnic Area, Playground Nearby,

	Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 4th, 2025
Days on Market	8
Zoning	Zone 53

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 July 11th, 2025 at 11:32pm MDT