

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

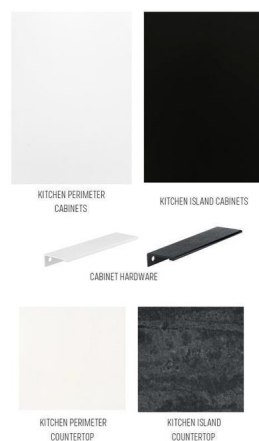
Alces, Edmonton, AB

**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. This 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



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 70  
Zoning Zone 53

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Listing information last updated on September 12th, 2025 at 4:02am MDT