

## \$549,000 - 324 32 Avenue, Edmonton

MLS® #E4441518

### \$549,000

4 Bedroom, 3.00 Bathroom, 1,787 sqft  
Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

Completing Fall 2025! Welcome to modern luxury in this brand-new 1700 sqft 4-bedroom, 3 full bathroom half duplex. The main floor features an open to below entry, a full sized bedroom, full bathroom, along with a mudroom with a built in bench and coat hangers. Upgraded spindle railings open the home up along with numerous large windows. The sleekly built kitchen is complete with a 6-foot island, gloss cabinets, and quartz countertops. Complimented with upgraded lighting and all matte black fixtures. This open-concept design flows seamlessly into the spacious living room along with dining nook. A custom millwork feature wall with a mounted fireplace for entertaining. Other upgrades include, glass shower enclosures, and stylish 12" x 24" tiled bathrooms. Upstairs a large bonus living area, laundry room for convenience, and 3 additional bedrooms including the master ensuite that features dual sinks. The separate entrance to the basement offers flexibility and an option to create a source of rental income.



Built in 2025

### Essential Information

MLS® #	E4441518
Price	\$549,000
Bedrooms	4

Bathrooms	3.00
Full Baths	3
Square Footage	1,787
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	324 32 Avenue
Area	Edmonton
Subdivision	Maple Crest
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2K2

### Amenities

Amenities	Ceiling 9 ft., Closet Organizers, Detectors Smoke, Hot Water Tankless, HRV System, 9 ft. Basement Ceiling
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Opener
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Brick, Composition, Vinyl
Exterior Features	Airport Nearby, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction Wood, Brick, Composition, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed June 10th, 2025  
Days on Market 6  
Zoning Zone 30

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