

Courtesy Of Dave O Schroder Of MaxWell Polaris

## **\$399,999 - 7216 33 Avenue, Edmonton**

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MLS® #E4455458

**\$399,999**

4 Bedroom, 1.50 Bathroom, 1,338 sqft

Single Family on 0.00 Acres

Kameyosek, Edmonton, AB

To help you deal with the HEAT WAVES we occasionally get, this home has CENTRAL AIR CONDITIONING to help you and your family stay comfortable and very importantly....GET A MORE RESTFUL SLEEP. As an added bonus, the TRIPLE PANE VINYL WINDOWS will help with your utility costs. This family sized 1337 sq.ft. bungalow has 3 bedrooms on the main floor, and one in the basement that has a walk-in closet. The primary bedroom has an ENSUITE BATHROOM. The basement has: a LARGE FAMILY ROOM with wood burning fireplace, space for an exercise area, bedroom with walk-in closet, BIG LAUNDRY AREA + large DOUBLE SINKS, and a small HOBBY or CRAFTS room. The kitchen window overlooks the back yard, for peace of mind when your little ones are in the yard while you take care of things in the kitchen. A VERY PRIVATE PATIO AREA to sit back and relax. Then in the evening, enjoy the FIRE PIT. The OVERSIZED GARAGE is 25'6"x23'3". Walking distance to GREY NUN'S HOSPITAL and LRT Stop. Close to schools and Mill Woods Towne Centre.

Built in 1974

### **Essential Information**

MLS® #                    E4455458

Price                     \$399,999



Bedrooms	4
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,338
Acres	0.00
Year Built	1974
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	7216 33 Avenue
Area	Edmonton
Subdivision	Kameyosek
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6K 1K3

### Amenities

Amenities	Fire Pit, Patio, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Detached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, No Through Road, Paved Lane, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	August 30th, 2025
Days on Market	1
Zoning	Zone 29

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Listing information last updated on August 31st, 2025 at 2:17pm MDT