

## \$310,000 - 14734 33 Street, Edmonton

MLS® #E4462451

**\$310,000**

3 Bedroom, 1.00 Bathroom, 1,061 sqft

Single Family on 0.00 Acres

Kirkness, Edmonton, AB

Welcome to this well-maintained 2-storey home in a quiet pocket of Kirkness! Offering 1,060 sq/ft of functional living space, this 3-bedroom, 1-bathroom property is perfect for first-time buyers, downsizers, or investors alike. The main floor features a bright living area and a practical kitchen layout with room for dining. Upstairs, you'll find three comfortable bedrooms and a full bath. The partially finished basement provides extra storage or future development potential. Outside, enjoy a fully fenced yard and an exceptionally long driveway with plenty of room for vehicles or RV parking. Located close to parks, schools, shopping, and easy access to Anthony Henday Drive, this home combines value, functionality, and convenience in one great package.

Built in 1982

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4462451  |
| Price          | \$310,000 |
| Bedrooms       | 3         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 1,061     |
| Acres          | 0.00      |
| Year Built     | 1982      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 2 Storey               |
| Status   | Active                 |

### Community Information

|             |                 |
|-------------|-----------------|
| Address     | 14734 33 Street |
| Area        | Edmonton        |
| Subdivision | Kirkness        |
| City        | Edmonton        |
| County      | ALBERTA         |
| Province    | AB              |
| Postal Code | T5Y 2G2         |

### Amenities

|           |                                                                                 |
|-----------|---------------------------------------------------------------------------------|
| Amenities | Off Street Parking, Detectors Smoke, Hot Water Natural Gas, Patio, R.V. Storage |
| Parking   | Front Drive Access, Parking Pad Cement/Paved                                    |

### Interior

|              |                                                                                       |
|--------------|---------------------------------------------------------------------------------------|
| Appliances   | Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                             |
| Stories      | 2                                                                                     |
| Has Basement | Yes                                                                                   |
| Basement     | Full, Partially Finished                                                              |

### Exterior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Exterior          | Wood, Metal, Stucco                                                                    |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                       |
| Construction      | Wood, Metal, Stucco                                                                    |
| Foundation        | Concrete Perimeter                                                                     |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 18                 |
| Zoning         | Zone 35            |

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Listing information last updated on November 4th, 2025 at 10:17am MST