

## \$649,900 - 3683 8 Street, Edmonton

MLS® #E4451645

**\$649,900**

4 Bedroom, 3.00 Bathroom, 2,187 sqft

Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

RARE FIND | Ravine Walkway Access | Corner Lot | Massive Yard | Main Floor Bedroom + Bath | Potential for day home business Backing onto a ravine, walking trail, and park space, this Landmark-built 2,187 sq.ft. 2-storey in Maple Crest sits on a HUGE corner lot with a massive backyard—ideal for families, dayhome use, or entertaining. The open-concept layout features a spacious kitchen with granite counters, SS appliances, and eat-in dining that flows into a cozy living room with a tile-surround gas fireplace. The main floor includes a bedroom + full 4pc bath, perfect for guests or multi-generational living. Upstairs offers a large bonus room, 4pc bath, and 3 bedrooms including a luxurious primary suite with a 5pc ensuite and massive walk-in closet. TANKLESS WATER HEATER. Option to purchase home fully furnished with dayhome supplies. Amazing location, steps to trails, plaza with LANDMARK CINEMA, CHALO FRESHCO & MEADOWS REC CENTRE NEARBY!

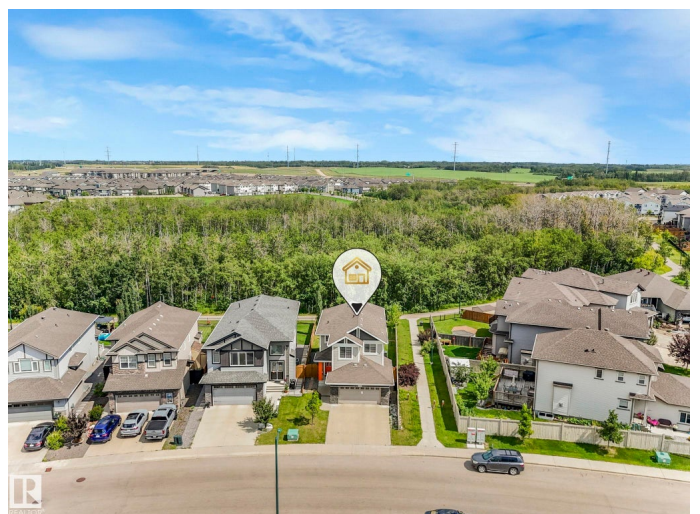
Built in 2014

### Essential Information

MLS® # E4451645

Price \$649,900

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.00                   |
| Full Baths     | 3                      |
| Square Footage | 2,187                  |
| Acres          | 0.00                   |
| Year Built     | 2014                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 3683 8 Street |
| Area        | Edmonton      |
| Subdivision | Maple Crest   |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6T 0S3       |

### Amenities

|           |                                           |
|-----------|-------------------------------------------|
| Amenities | Air Conditioner, Deck, Hot Water Tankless |
| Parking   | Double Garage Attached                    |

### Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                          |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                 |
| Fireplace         | Yes                                                                                                       |
| Fireplaces        | Corner                                                                                                    |
| Stories           | 2                                                                                                         |
| Has Basement      | Yes                                                                                                       |
| Basement          | See Remarks, Unfinished                                                                                   |

### Exterior

|                   |                                                                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                                                                                   |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Corner Lot, Environmental Reserve, Fenced, Fruit Trees/Shrubs, Landscaped, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Transportation, |

Schools, Shopping Nearby

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                           |
|------------|---------------------------|
| Elementary | A. Blair Mcpherson        |
| Middle     | ELDER DR. FRANCIS WHISKEY |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 40               |
| Zoning         | Zone 30          |

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 September 16th, 2025 at 4:02pm MDT