

\$439,900 - 8603 33 Avenue, Edmonton

MLS® #E4450821

\$439,900

5 Bedroom, 3.00 Bathroom, 1,583 sqft

Single Family on 0.00 Acres

Tipaskan, Edmonton, AB

Welcome to Tipaskan, where charm, comfort, and convenience converge. This spacious 1583 SF bi-level is the perfect fit for families or multi-gen households, featuring 3 bedrooms & 2 full baths up, plus a fully finished basement with 2 more bedrooms, a full bath, and a second kitchen, ideal for in-laws or guests. Thoughtful updates on the main level include fresh paint, stylish lighting, LVP flooring, and brand-new appliances. Step onto your composite deck and enjoy the serenity of a large, private backyard nestled in a mature, tree-lined community. With schools just steps away, nearby bus routes for easy commuting, and quick access to parks, playgrounds, and shopping, this home delivers on space, value, and lifestyle. Whether you're a growing family or simply craving space with flexibility, this Tipaskan gem is the smart move you've been waiting for.

Built in 1977

Essential Information

MLS® #	E4450821
Price	\$439,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,583



Acres	0.00
Year Built	1977
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

Community Information

Address	8603 33 Avenue
Area	Edmonton
Subdivision	Tipaskan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6K 2X9

Amenities

Amenities	Deck, Hot Water Natural Gas
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Washer, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick
Exterior Features	Fenced, Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 1st, 2025
-------------	------------------

Days on Market 1

Zoning Zone 29

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 August 2nd, 2025 at 5:02pm MDT