

Courtesy Of Zach Koziak Of Black Sheep Realty

## \$550,000 - 3735 214 Street, Edmonton

MLS® #E4436640

**\$550,000**

4 Bedroom, 3.50 Bathroom, 1,421 sqft  
Single Family on 0.00 Acres

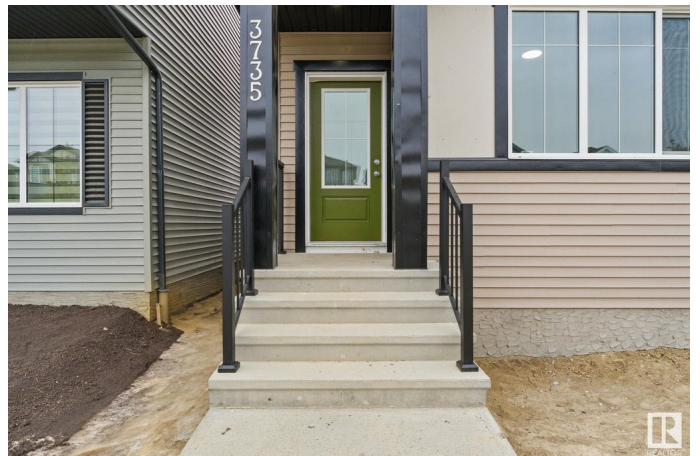
Edgemont (Edmonton), Edmonton, AB

This beautifully built new home offers an incredible income opportunity with a fully self-contained legal basement suite featuring its own private entrance & no interior access from the main home – ideal for tenants and privacy-conscious homeowners. The kitchen is finished with sleek quartz countertops & soft-close cabinetry & comes fully equipped with a full set of appliances. A thoughtful wall separates the living & dining areas, creating defined yet connected spaces. Upstairs offers 3 bedrooms, and 2 bathrooms, including a 5-piece ensuite, plus convenient upper-level laundry. The legal basement suite includes one bedroom, a 4-piece bathroom, and its own kitchen and living area. Detached double garage and tankless hot water system are included. There landscaping and sidewalk to the legal suite to be completed by the builder when weather permits. Whether you're looking for your next home or investment property, this home delivers exceptional design, comfort, and endless potential.

Built in 2025

### Essential Information

MLS® #	E4436640
Price	\$550,000
Bedrooms	4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,421
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3735 214 Street
Area	Edmonton
Subdivision	Edgemont (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6M 1S4

### Amenities

Amenities	Ceiling 9 ft., Detectors Smoke, Hot Water Tankless, No Animal Home, No Smoking Home, HRV System
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Euro Washer/Dryer Combo, Garage Control, Garage Opener, Washer, Refrigerators-Two, Stoves-Two, Dishwasher-Two, Microwave Hood Fan-Two
Heating	Forced Air-2, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Golf Nearby, No Through Road, Public Transportation,

	Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 15th, 2025
Days on Market	8
Zoning	Zone 57

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Listing information last updated on May 23rd, 2025 at 5:32pm MDT