

## \$559,900 - 424 40 Avenue, Edmonton

MLS® #E4426548

**\$559,900**

4 Bedroom, 3.50 Bathroom, 1,835 sqft

Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

\* FINISHED BASEMENT House back in Market due to Financing\* Exceptional House with 2555 SQFT of combined Living Space with a Huge Bonus Room on the Upper Level and FINISHED BASEMENT. Extended Garage with an Extended Deck makes it best for hosting BBQ parties. Just a few homes away from the playground and this is the ideal location for a family home. The kitchen features a large angled island. There is ample cabinet space, and a spacious eating area overlooks the North-facing backyard, complete with a hot tub and maintenance-free deck. The UPPER LEVEL features 3 bedrooms including the Primary Bedroom with 4 piece Ensuite with dual sinks, a glass shower, a soaker tub and a walk-in closet. The BASEMENT is FULLY FINISHED with a large Rec room, 2 Bedrooms, 3-piece bath and a sizable storage room.

Built in 2019

### Essential Information

MLS® #	E4426548
Price	\$559,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1



Square Footage	1,835
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Detached Single Family
Style	2 and Half Storey
Status	Active

### **Community Information**

Address	424 40 Avenue
Area	Edmonton
Subdivision	Maple Crest
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2G3

### **Amenities**

Amenities	On Street Parking, Detectors Smoke, Hot Water Natural Gas, No Animal Home, Television Connection
Parking	Double Garage Attached, Over Sized

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Portable, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	See Remarks
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	See Remarks
Foundation	See Remarks

### **Additional Information**

Date Listed March 20th, 2025

Days on Market 41

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 April 30th, 2025 at 7:47pm MDT