

Courtesy Of Sarah J Leib Of RE/MAX River City

## \$454,800 - 317 39 Avenue, Edmonton

MLS® #E4430339

**\$454,800**

3 Bedroom, 2.50 Bathroom, 1,418 sqft

Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

MAGNIFICENT MAPLE CREST!Â Open concept Main Level has a beautiful L-shaped kitchen w/ large island, spacious corner pantry & cabinets that extend up to the ceiling. Full-height Tile Backsplash & Stainless Steel Appliances. Primary Bedroom has an ample walk-in closet & ensuite w/ a spa-like five-foot walk-in shower. Two additional Bedrooms & a full Bath can be found on the Upper Level. Bonus: AIR CONDITIONING, Heated Garage, Quartz Countertops throughout & FIREPLACE! Basement roughed-in for bath & has large windows for plenty of light. SOUTH YARD BACKING ONTO TREED, GREEN SPACE w/ Gas BBQ Line & Deck. Built using the Superior Silence system (no shared walls or floor joists) so there is minimal sound transmission between the properties. Community is ideally located minutes from major shopping centers & a transit hub. Easy access to Henday & Airport. Enjoy walking trails, creeks & greenspaces! Â Opportunity for Multi-Generational Families looking for Side by Side Duplexes. Â Former Showhome is move-in ready!

Built in 2019

### Essential Information

MLS® # E4430339

Price \$454,800



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,418
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	317 39 Avenue
Area	Edmonton
Subdivision	Maple Crest
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2K1

### Amenities

Amenities	Air Conditioner, Deck, No Smoking Home
Parking	Heated, Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Landscaped, No Back Lane,

	Park/Reserve, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Julia Kiniski/St Kateri
Middle	Thelma Chalifoux/F M Troy
High	Dr F Whiskeyjack/Austin O

### Additional Information

Date Listed	April 11th, 2025
Days on Market	8
Zoning	Zone 30

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Listing information last updated on April 19th, 2025 at 4:02pm MDT