

## \$569,900 - 424 40 Avenue, Edmonton

MLS® #E4435024

**\$569,900**

5 Bedroom, 3.50 Bathroom, 1,835 sqft

Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

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® #	E4435024
Price	\$569,900
Bedrooms	5
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 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
Parking	Double Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Fenced, Landscaped, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 7th, 2025
Days on Market	6

## Zoning

## Zone 30

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