

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 1:32pm MDT