

## \$444,900 - 3726 9 Street, Edmonton

MLS® #E4432817

**\$444,900**

3 Bedroom, 2.50 Bathroom, 1,408 sqft

Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

Welcome to your stylish and desirable home on Maple Crescent! Nestled in a GREAT LOCATION, this 3-bedroom, 2.5-bathroom, two-storey residence offers 1400 sq.ft of thoughtfully designed living space. The open concept main floor is graced by a gas fireplace, perfect for cozy gatherings, while huge windows bathe the space in natural light. The modern kitchen boasts newer appliances and stunning granite countertops, making it a chefs delight. Enjoy recent upgrades that include sleek new faucets, contemporary lighting fixtures, fresh paint throughout, including the garage door, and a new hot water on demand system with a 15-year warranty. Both the composite front porch and back deck are perfect for outdoor relaxation and entertainment. A bonus room on the upper level adds flexibility for an office, den, or play area. Completing this charming home is an oversized single attached garage. Located close to all amenities, including schools, this home combines convenience with comfort.

Built in 2012

### Essential Information

MLS® # E4432817

Price \$444,900

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,408
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	3726 9 Street
Area	Edmonton
Subdivision	Maple Crest
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0S2

### Amenities

Amenities	Deck, Detectors Smoke, No Animal Home
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 25th, 2025
Days on Market	8
Zoning	Zone 30



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