

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

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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 | 4             |

## Zoning

## Zone 30

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Listing information last updated on May 11th, 2025 at 8:02am MDT