

## \$759,000 - 3616 6 Street, Edmonton

MLS® #E4441517

**\$759,000**

4 Bedroom, 4.00 Bathroom, 2,486 sqft

Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

Step into luxury living at its finest! This brand new EAST facing, nearly 2500 sqft home is a masterpiece of modern design and upgraded finishing. Backing on to a trail/trees enjoy privacy with no neighbours behind. Step inside and be met by the sleek upgraded spindle railings and the exquisite luxury vinyl plank flooring that flows throughout. The stylishly appointed kitchen, boasting custom gloss cabinetry and a convenient spice kitchen for all your culinary adventures. Lighting upgrade includes sleek wall sconces, upgraded light fixtures, and dining nook lights. The main floor bedroom and full bathroom offer both convenience and comfort. The open-to-below layout showcases custom millwork accent walls and a charming mounted electric fireplace, creating an inviting atmosphere for relaxation and gatherings. AND enjoy your private backyard with a deck that will be included with the home. With a separate entry to the basement, the possibilities for customization are endless.

Built in 2025

### Essential Information

MLS® # E4441517

Price \$759,000

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,486                  |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 3616 6 Street |
| Area        | Edmonton      |
| Subdivision | Maple Crest   |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6T 2L5       |

### Amenities

|           |   |
|-----------|---|
| Amenities | Ceiling 9 ft., Closet Organizers, Detectors Smoke, Hot Water Natural Gas, Vaulted Ceiling, HRV System, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached  |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | Garage Opener             |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Wall Mount                |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Composition, Vinyl   |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |

|              |                                 |
|--------------|---------------------------------|
| Construction | Wood, Brick, Composition, Vinyl |
| Foundation   | Concrete Perimeter              |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 10th, 2025 |
| Days on Market | 24              |
| Zoning         | Zone 30         |

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Listing information last updated on July 4th, 2025 at 7:48pm MDT