

## \$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 | 9                |
| Zoning         | Zone 30          |

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Listing information last updated on April 20th, 2025 at 11:47am MDT