

# \$575,900 - 424 40 Avenue, Edmonton

MLS® #E4418484

## \$575,900

5 Bedroom, 3.50 Bathroom, 1,835 sqft  
Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

\* FINISHED BASEMENT \* 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® #         | E4418484  |
| Price          | \$575,900 |
| 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      | 1 and Half 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      | No Animal Home, No Smoking Home |
| Parking Spaces | 4                               |
| Parking        | Double Garage Attached          |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Portable, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | Wall Mount  |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | See Remarks, Vinyl   |
| Exterior Features | Airport Nearby, Landscaped, Low Maintenance Landscape, Schools |
| Roof              | Asphalt Shingles   |
| Construction      | See Remarks, Vinyl   |
| Foundation        | See Remarks  |

### **Additional Information**

Date Listed January 17th, 2025

Days on Market 55

Zoning Zone 30

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