

\$559,900 - 424 40 Avenue, Edmonton

MLS® #E4426548

\$559,900

4 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® #	E4426548
Price	\$559,900
Bedrooms	4
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 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	On Street Parking, Detectors Smoke, Hot Water Natural Gas, No Animal Home, Television Connection
Parking	Double Garage Attached, Over Sized

Interior

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

Exterior

Exterior	See Remarks
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	See Remarks
Foundation	See Remarks

Additional Information

Date Listed	March 20th, 2025
-------------	------------------

Days on Market 31

Zoning Zone 30

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 20th, 2025 at 12:47pm MDT