

## \$549,900 - 3213 4 Street, Edmonton

MLS® #E4411677

**\$549,900**

4 Bedroom, 3.50 Bathroom, 1,346 sqft  
Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

Step into this beautifully designed 1,345 SqFt half duplex, located in the sought-after Maple neighbourhood. The bright and airy main floor features an open-concept kitchen with stainless steel appliances, seamlessly flowing into the living area—perfect for everyday living and entertaining. Upstairs, you’ll find a well-laid-out space with a spacious primary bedroom with an ensuite, two additional bedrooms, and a 3-piece bathroom. The second floor is carpeted, adding comfort and warmth. The self-contained 1-bedroom in-law space in the basement has its own private entrance, kitchen, full bathroom, and ample storage. Outside, enjoy the fully fenced and landscaped yard, complete with a deck that's perfect for outdoor gatherings. Additional features include a double attached garage, full air conditioning, and durable vinyl plank flooring. All this home needs is YOU!

Built in 2022

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4411677  |
| Price      | \$549,900 |
| Bedrooms   | 4         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |
| Half Baths | 1         |



|                |               |
|----------------|---------------|
| Square Footage | 1,346         |
| Acres          | 0.00          |
| Year Built     | 2022          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### **Community Information**

|             |               |
|-------------|---------------|
| Address     | 3213 4 Street |
| Area        | Edmonton      |
| Subdivision | Maple Crest   |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6T 2S9       |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | On Street Parking, Air Conditioner, Deck, Detectors Smoke, No Animal Home, No Smoking Home |
| Parking   | Double Garage Attached   |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Fenced, Flat Site, Landscaped, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |
| Foundation        | Concrete Perimeter   |

### **School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Julia Kiniski School (K-6) |
| Middle     | Thelma Chalifoux (7-9)     |
| High       | Elder Dr. Francis Whiskey  |

### **Additional Information**

Date Listed            October 25th, 2024

Days on Market      161

Zoning                 Zone 30

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Listing information last updated on April 4th, 2025 at 12:18pm MDT