

Courtesy Of Sarah J Leib Of RE/MAX River City

\$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

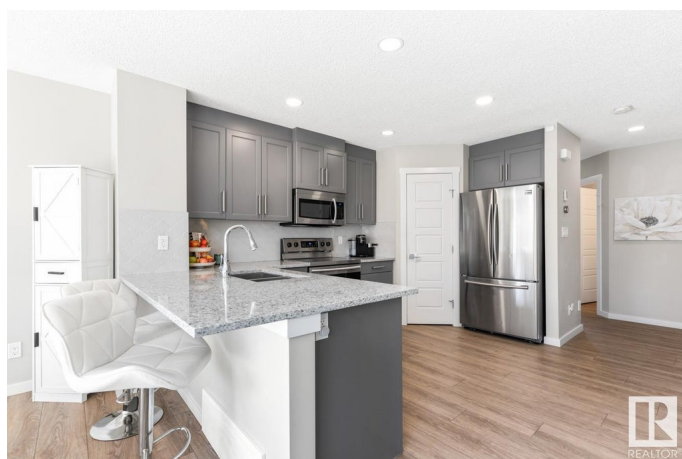
MAGNIFICENT MAPLE CREST!Â Open concept Main Level has a beautiful L-shaped kitchen w/ large island, spacious corner pantry & cabinets that extend up to the ceiling. Full-height Tile Backsplash & Stainless Steel Appliances. Primary Bedroom has an ample walk-in closet & ensuite w/ a spa-like five-foot 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 4:32pm MDT