

## \$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 House back in Market due to Financing\* 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 42

Zoning Zone 30

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Listing information last updated on May 1st, 2025 at 5:17am MDT