

## \$759,000 - 3616 6 Street, Edmonton

MLS® #E4441517

**\$759,000**

4 Bedroom, 4.00 Bathroom, 2,486 sqft

Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

Step into luxury living at its finest! This brand new EAST facing, nearly 2500 sqft home is a masterpiece of modern design and upgraded finishing. Backing on to a trail/trees enjoy privacy with no neighbours behind. Step inside and be met by the sleek upgraded spindle railings and the exquisite luxury vinyl plank flooring that flows throughout. The stylishly appointed kitchen, boasting custom gloss cabinetry and a convenient spice kitchen for all your culinary adventures. Lighting upgrade includes sleek wall sconces, upgraded light fixtures, and dining nook lights. The main floor bedroom and full bathroom offer both convenience and comfort. The open-to-below layout showcases custom millwork accent walls and a charming mounted electric fireplace, creating an inviting atmosphere for relaxation and gatherings. AND enjoy your private backyard with a deck that will be included with the home. With a separate entry to the basement, the possibilities for customization are endless.

Built in 2025

### Essential Information

MLS® # E4441517

Price \$759,000

Bedrooms 4



Bathrooms	4.00
Full Baths	4
Square Footage	2,486
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3616 6 Street
Area	Edmonton
Subdivision	Maple Crest
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2L5

### Amenities

Amenities	Ceiling 9 ft., Closet Organizers, Detectors Smoke, Hot Water Natural Gas, Vaulted Ceiling, HRV System, 9 ft. Basement Ceiling
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Opener
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Brick, Composition, Vinyl
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Brick, Composition, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 10th, 2025
Days on Market	26
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 July 6th, 2025 at 12:47am MDT