

## \$549,900 - 206 40a Avenue, Edmonton

MLS® #E4431738

**\$549,900**

6 Bedroom, 4.00 Bathroom, 1,913 sqft

Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

Stunning Home Almost 1900Sq. Ft. with FINISHED 2 BEDROOM AND SECOND KITCHEN BASEMENT in MAPLE CREST WITH PERMITS , Located in the highly sought-after community of MAPLE CREST , this beautifully designed home offers modern finishes, open-to-below ceilings, and a fully finished basement. The main floor features an open-concept layout with a stylish kitchen, complete with quartz countertops, sleek cabinetry, and premium appliances. A main floor den provides the ideal space for a home office or study. Upstairs, you'll find a spacious bonus room, three bedrooms, and a luxurious primary suite featuring a 5-piece ensuite with dual sinks, a tiled stand-up shower, and quartz countertops.

Built in 2019

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4431738  |
| Price          | \$549,900 |
| Bedrooms       | 6         |
| Bathrooms      | 4.00      |
| Full Baths     | 4         |
| Square Footage | 1,913     |
| Acres          | 0.00      |
| Year Built     | 2019      |



|          |               |
|----------|---------------|
| Type     | Single Family |
| Sub-Type | Half Duplex   |
| Style    | 2 Storey      |
| Status   | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 206 40a Avenue |
| Area        | Edmonton       |
| Subdivision | Maple Crest    |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6T 2E8        |

### Amenities

|           |  |
|-----------|--|
| Amenities | Carbon Monoxide Detectors, Detectors Smoke |
| Parking   | Double Garage Attached                     |

### Interior

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

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Airport Nearby, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 18th, 2025 |
| Days on Market | 8                |
| Zoning         | Zone 30          |

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Listing information last updated on April 25th, 2025 at 10:47pm MDT