

## \$425,000 - 611 40 Avenue, Edmonton

MLS® #E4457565

**\$425,000**

4 Bedroom, 3.50 Bathroom, 1,335 sqft

Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

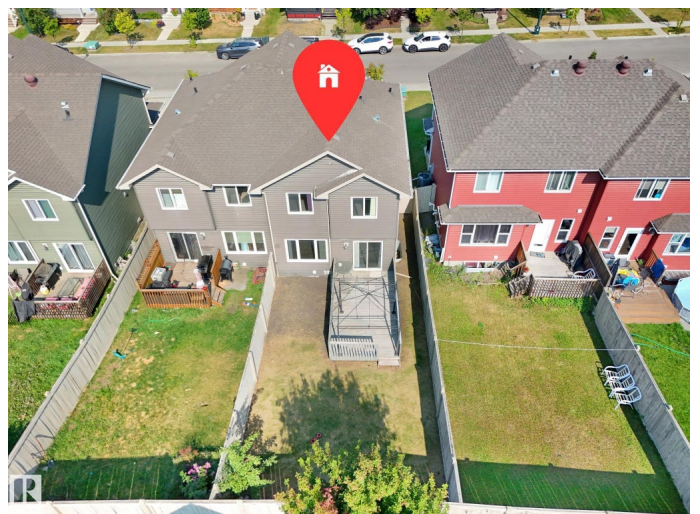
WELCOME TO MAPLE CREST! This WELL-MAINTAINED, MOVE-IN-READY HALF DUPLEX checks all the boxes with 4 BEDROOMS, 3.5 BATHROOMS, and even 2 KITCHENS. Enjoy a HEATED OVERSIZED SINGLE GARAGE, OVERSIZED DRIVEWAY, CEILING-HIGH CABINETRY, and a MASSIVE ISLAND in the kitchen plus a MAIN FLOOR POWDER ROOM for guests. The FULLY FENCED BACKYARD with an OVERSIZED DECK is perfect for entertaining and outdoor fun. UPSTAIRS features a SPACIOUS PRIMARY BEDROOM with ENSUITE, plus 2 MORE BEDROOMS and a 4-PIECE BATH. The FULLY FINISHED BASEMENT offers incredible flexibility with an EXTRA BEDROOM, 3-PIECE BATHROOM, and a SECOND KITCHEN – ideal for extended family or guests. UPGRADES include FRESH PAINT throughout, CENTRAL VACUUM, TANKLESS WATER HEATER, and all APPLIANCES + WINDOW COVERINGS. PRIME LOCATION close to SCHOOLS, SHOPPING, AIRPORT, and MAJOR AMENITIES. JUST MOVE IN AND ENJOY!

Built in 2013

### Essential Information

MLS® # E4457565

Price \$425,000



|                |               |
|----------------|---------------|
| Bedrooms       | 4             |
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,335         |
| Acres          | 0.00          |
| Year Built     | 2013          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 611 40 Avenue |
| Area        | Edmonton      |
| Subdivision | Maple Crest   |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6T 0T5       |

### Amenities

|                |                             |
|----------------|-----------------------------|
| Amenities      | Deck, Hot Water Natural Gas |
| Parking Spaces | 2                           |
| Parking        | Single Garage Attached      |

### Interior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                    |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Stacked Washer/Dryer, Window Coverings, Refrigerators-Two, Stoves-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                           |
| Stories           | 3                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                 |
| Basement          | Partial, Finished                                                                                                                   |

### Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                             |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Playground Nearby, Public |

|              |                                          |
|--------------|------------------------------------------|
|              | Transportation, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles                         |
| Construction | Wood, Stone, Vinyl                       |
| Foundation   | Concrete Perimeter                       |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 4                    |
| Zoning         | Zone 30              |

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Listing information last updated on September 16th, 2025 at 2:32am MDT