

Courtesy Of Ricky Singh Of MaxWell Polaris

## **\$489,900 - 3704 2 St, Edmonton**

MLS® #E4426060

**\$489,900**

3 Bedroom, 2.50 Bathroom, 1,581 sqft

Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

Welcome to this Bright & Stunning open layout property located in the community of MAPLE CREST. Home features a desirable 9-foot ceiling on the main floor, encompassing huge living and dining area, along with a gorgeous kitchen with stainless steel appliances & quartz countertop..As you enter, you'll be greeted by a spacious living area with a cozy fireplace with kitchen & a half washroom. Upstairs, you'll find a primary bedroom complete with an ensuite bathroom and a walk-in closet. Two additional bedrooms and another full bathroom, as well as convenient upstairs laundry facilities, complete the upper level. The basement is unfinished, offering endless potential for customization & has HRV system. Outside, the backyard has a good size deck & is landscaped with a low-maintenance garden. This property also includes a detached double car garage, adding both convenience and charm to this exceptional home. Quick access to Anthony henday drive. Very close to Rec centre, Shopping centres, schools & parks. MUST SEE!!

Built in 2021

### **Essential Information**

MLS® # E4426060

Price \$489,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,581                  |
| Acres          | 0.00                   |
| Year Built     | 2021                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |             |
|-------------|-------------|
| Address     | 3704 2 St   |
| Area        | Edmonton    |
| Subdivision | Maple Crest |
| City        | Edmonton    |
| County      | ALBERTA     |
| Province    | AB          |
| Postal Code | T6T 2L8     |

### Amenities

|           |   |
|-----------|---|
| Amenities | Ceiling 9 ft., Deck, Detectors Smoke, No Animal Home, No Smoking Home, HRV System |
| Parking   | Double Garage Detached  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Fireplace         | Yes   |
| Fireplaces        | See Remarks   |
| Stories           | 2   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|          |             |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

|                   |  |
|-------------------|--|
| Exterior Features | Back Lane, Landscaped, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### **School Information**

|            |                         |
|------------|-------------------------|
| Elementary | A.BLAIR MCPHERSON       |
| Middle     | FATHER MICHAEL TROY     |
| High       | DR. FRANCIS WHISKEYJACK |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 17th, 2025 |
| Days on Market | 34               |
| Zoning         | Zone 30          |

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Listing information last updated on April 20th, 2025 at 6:32am MDT