

## \$609,500 - 459 41 Avenue, Edmonton

MLS® #E4429925

**\$609,500**

3 Bedroom, 2.50 Bathroom, 2,013 sqft

Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

Welcome to this beautifully maintained 3-bedroom, 2.5-bathroom home offering over 2,000 square feet of comfortable living space, situated on a desirable corner lot in the sought-after Maplecrest community. This spacious property features a large master suite complete with a private ensuite bathroom and two generous closets, providing both luxury and functionality. The open-concept main floor is ideal for modern living, with a bright and welcoming living area and a well-equipped kitchen perfect for everyday life and entertaining. Step outside to a fully fenced, spacious backyard—perfect for relaxing, gardening, or letting kids and pets play freely. With excellent curb appeal, an attached garage, and a prime location close to parks, schools, shopping, and commuter routes, this move-in ready home has it all. Don't miss the opportunity to make this Maplecrest gem your own!

Built in 2019

### Essential Information

MLS® #	E4429925
Price	\$609,500
Bedrooms	3
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	2,013
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	459 41 Avenue
Area	Edmonton
Subdivision	Maple Crest
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2G2

### **Amenities**

Amenities	See Remarks
Parking	Double Garage Attached

### **Interior**

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

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 9th, 2025

Days on Market                12

Zoning                            Zone 30

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