

## \$484,800 - 611 40 Avenue, Edmonton

MLS® #E4443521

**\$484,800**

4 Bedroom, 3.50 Bathroom, 1,313 sqft

Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

Welcome to this well-maintained MOVE-IN-READY half duplex. In the sought out community of Maple Crest. 4 BEDROOMS, 3 1/2 BATHROOMS, 2 KITCHENS. Features include an oversized single-car garage, ceiling-height kitchen cabinets, oversized island, and a main floor powder room. The backyard is fully fenced and comes complete with a deck—perfect for outdoor enjoyment. Upstairs offers a spacious primary bedroom with ensuite, two additional bedrooms, and a 4-piece shared bathroom complete this floor. The fully finished basement includes a bedroom, 3-piece bathroom, and a kitchen area, providing great flexibility for extended family. New paint! Conveniently located close to schools, shopping, airport, and other major amenities. A great opportunity—just move in and enjoy!

Built in 2013

### Essential Information

MLS® #	E4443521
Price	\$484,800
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,313



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
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
Fireplace	Yes
Fireplaces	Corner, Tile Surround
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                June 20th, 2025  
Days on Market        4  
Zoning                    Zone 30

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