# \$444,900 - 3726 9 Street, Edmonton

MLS® #E4432817

## \$444,900

3 Bedroom, 2.50 Bathroom, 1,408 sqft Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

Welcome to your stylish and desirable home on Maple Crescent! Nestled in a GREAT LOCATION, this 3-bedroom, 2.5-bathroom, two-storey residence offers 1400 sq.ft of thoughtfully designed living space. The open concept main floor is graced by a gas fireplace, perfect for cozy gatherings, while huge windows bathe the space in natural light. The modern kitchen boasts newer appliances and stunning granite countertops, making it a chefs delight. Enjoy recent upgrades that include sleek new faucets, contemporary lighting fixtures, fresh paint throughout, including the garage door, and a new hot water on demand system with a 15-year warranty. Both the composite front porch and back deck are perfect for outdoor relaxation and entertainment. A bonus room on the upper level adds flexibility for an office, den, or play area. Completing this charming home is an oversized single attached garage. Located close to all amenities, including schools, this home combines convenience with comfort.





Built in 2012

## **Essential Information**

MLS® # E4432817 Price \$444,900

Bedrooms 3

Bathrooms 2.50 Full Baths 2 Half Baths 1

Square Footage 1,408 Acres 0.00 Year Built 2012

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

# **Community Information**

Address 3726 9 Street

Area Edmonton
Subdivision Maple Crest
City Edmonton
County ALBERTA

Province AB

Postal Code T6T 0S2

## **Amenities**

Amenities Deck, Detectors Smoke, No Animal Home

Parking Single Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling,

Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, TV Wall Mount

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Mantel

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Brick, Vinyl

Exterior Features Fenced, Public Transportation, Schools, Shopping Nearby

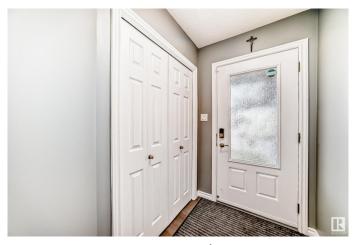
Roof Asphalt Shingles
Construction Wood, Brick, Vinyl
Foundation Concrete Perimeter

## **Additional Information**

Date Listed April 25th, 2025

Days on Market 12

Zoning Zone 30



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Listing information last updated on May 7th, 2025 at 5:17am MDT