

## \$454,000 - 252 41 Avenue, Edmonton

MLS® #E4441135

**\$454,000**

3 Bedroom, 2.50 Bathroom, 1,560 sqft

Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

Maple Crest community has this well-kept South Facing Gem on a Quiet street single Family house with open layout located . Home features a desirable 9-foot ceiling on the main floor, Welcoming Living area with huge windows & electric fireplace. Dining area is conveniently laid out in the middle. Open concept kitchen with stainless steel appliances & quartz countertop. A half washroom & pantry completes main floor. Upstairs, you'll find a primary bedroom with an 3 piece ensuite and a walk-in closet. Two additional bedrooms and another 4 piece bathroom, Upstairs laundry is an added bonus for a busy schedule. The basement is unfinished with 2 windows and a washroom plumbing rough in. House comes with a double garage pad at the back. Close to Landmark Cinema,ETS Transit,Rec centre,Shopping centres,schools & all major amenities .Quick access to Anthony henday drive ,Whitemud Drive & 17 st.

Built in 2019

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4441135  |
| Price     | \$454,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,560                  |
| Acres          | 0.00                   |
| Year Built     | 2019                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 252 41 Avenue |
| Area        | Edmonton      |
| Subdivision | Maple Crest   |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6T 2E7       |

### Amenities

|                |                           |
|----------------|---------------------------|
| Amenities      | Carbon Monoxide Detectors |
| Parking Spaces | 2                         |
| Parking        | 2 Outdoor Stalls          |

### Interior

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

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Stone, Vinyl |
| Exterior Features | Airport Nearby     |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl |
| Foundation        | Concrete Perimeter |

**Additional Information**

Date Listed                June 7th, 2025  
Days on Market        99  
Zoning                    Zone 30

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