

## \$524,900 - 267 39 Ave, Edmonton

MLS® #E4461736

**\$524,900**

4 Bedroom, 3.00 Bathroom, 1,652 sqft

Single Family on 0.00 Acres

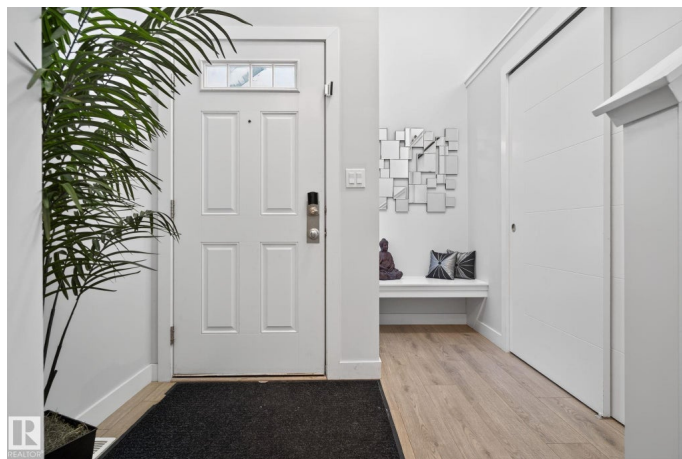
Maple Crest, Edmonton, AB

This beautiful half duplex in the desirable community of Maple Crest offers a total of 2,021.67 sq. ft. of living space, including a fully finished basement. The home features three spacious bedrooms, three full bathrooms, and a flex space perfect for an office or playroom. The basement includes an additional bedroom—ideal for guests or extended family. Enjoy a double attached garage, a huge backyard, and plenty of large windows filling the home with natural light. The modern kitchen is equipped with stainless steel appliances, Quartz countertops, and stylish lighting. A cozy fireplace with a stunning stone feature wall adds warmth and elegance to the living area. Located close to all amenities, schools, parks, and shopping, with very easy access to major highways like Whitemud Drive and Anthony Henday, making commuting around the city an absolute breeze.

Built in 2019

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4461736  |
| Price          | \$524,900 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,652     |



|            |               |
|------------|---------------|
| Acres      | 0.00          |
| Year Built | 2019          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 4 Level Split |
| Status     | Active        |

### Community Information

|             |             |
|-------------|-------------|
| Address     | 267 39 Ave  |
| Area        | Edmonton    |
| Subdivision | Maple Crest |
| City        | Edmonton    |
| County      | ALBERTA     |
| Province    | AB          |
| Postal Code | T6T 2K2     |

### Amenities

|           |                                            |
|-----------|--------------------------------------------|
| Amenities | Deck                                       |
| Parking   | Double Garage Attached, Front Drive Access |

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                    |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                           |
| Fireplace         | Yes                                                                                                                 |
| Fireplaces        | Tile Surround                                                                                                       |
| Stories           | 3                                                                                                                   |
| Has Basement      | Yes                                                                                                                 |
| Basement          | Full, Finished                                                                                                      |

### Exterior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                              |
| Exterior Features | Backs Onto Park/Trees, Fenced, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                         |
| Construction      | Wood, Vinyl                                                                              |
| Foundation        | Concrete Perimeter                                                                       |

### Additional Information

Date Listed            October 10th, 2025

Days on Market      5

Zoning                Zone 30

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 15th, 2025 at 2:18pm MDT