# \$549,900 - 206 40a Avenue, Edmonton

MLS® #E4431738

#### \$549.900

6 Bedroom, 4.00 Bathroom, 1,913 sqft Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

Stunning Home Almost 1900Sq. Ft. with FINISHED 2 BEDROOM AND SECOND KITCHEN BASEMENT in MAPLE CREST WITH PERMITS, Located in the highly sought-after community of MAPLE CREST, this beautifully designed home offers modern finishes, open-to-below ceilings, and a fully finished basement. The main floor features an open-concept layout with a stylish kitchen, complete with quartz countertops, sleek cabinetry, and premium appliances. A main floor den provides the ideal space for a home office or study. Upstairs, you'll find a spacious bonus room, three bedrooms, and a luxurious primary suite featuring a 5-piece ensuite with dual sinks, a tiled stand-up shower, and quartz countertops.

Built in 2019

#### **Essential Information**

MLS® # E4431738 Price \$549,900

Bedrooms 6

Bathrooms 4.00

Full Baths 4

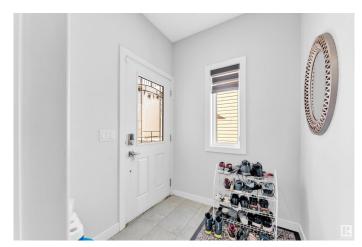
Square Footage 1,913

Acres 0.00

Year Built 2019







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

## **Community Information**

Address 206 40a Avenue

Area Edmonton
Subdivision Maple Crest
City Edmonton
County ALBERTA

Province AB

Postal Code T6T 2E8

#### **Amenities**

Amenities Carbon Monoxide Detectors, Detectors Smoke

Parking Double Garage Attached

### Interior

Interior Features ensuite bathroom

Appliances Dryer, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator,

Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Stories 3
Has Suite Yes
Has Basement Yes

Basement Full, Finished

## **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Airport Nearby, Playground Nearby, Schools, Shopping Nearby

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

#### **Additional Information**

Date Listed April 18th, 2025

Days on Market 13

Zoning Zone 30

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Listing information last updated on May 1st, 2025 at 6:32pm MDT