\$759,000 - 3616 6 Street, Edmonton

MLS® #E4441517

\$759.000

4 Bedroom, 4.00 Bathroom, 2,486 sqft Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

Step into luxury living at its finest! This brand new EAST facing, nearly 2500 sqft home is a masterpiece of modern design and upgraded finishing. Backing on to a trail/trees enjoy privacy with no neighbours behind. Step inside and be met by the sleek upgraded spindle railings and the exquisite luxury vinyl plank flooring that flows throughout. The stylishly appointed kitchen, boasting custom gloss cabinetry and a convenient spice kitchen for all your culinary adventures. Lighting upgrade includes sleek wall sconces, upgraded light fixtures, and dining nook lights. The main floor bedroom and full bathroom offer both convenience and comfort. The open-to-below layout showcases custom millwork accent walls and a charming mounted electric fireplace, creating an inviting atmosphere for relaxation and gatherings. AND enjoy your private backyard with a deck that will be included with the home. With a separate entry to the basement, the possibilities for customization are endless.

Built in 2025

Essential Information

MLS® # E4441517 Price \$759,000

Bedrooms 4







4.00 Bathrooms Full Baths

Square Footage 2,486 Acres 0.00

Year Built 2025

Type Single Family

Detached Single Family Sub-Type

4

Style 2 Storey Status Active

Community Information

Address 3616 6 Street

Edmonton Area Subdivision Maple Crest City Edmonton **ALBERTA** County

Province AB

Postal Code T6T 2L5

Amenities

Ceiling 9 ft., Closet Organizers, Detectors Smoke, Hot Water Natural **Amenities**

Gas, Vaulted Ceiling, HRV System, 9 ft. Basement Ceiling

Parking Double Garage Attached

Interior

Interior Features ensuite bathroom **Appliances** Garage Opener

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Wall Mount

Stories 2

Yes Has Basement

Full, Unfinished Basement

Exterior

Exterior Wood, Brick, Composition, Vinyl

Exterior Features Airport Nearby, Backs Onto Park/Trees, Park/Reserve, Playground

Nearby, Public Transportation, Schools, Shopping Nearby

Roof **Asphalt Shingles** Construction Wood, Brick, Composition, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed June 10th, 2025

Days on Market 13

Zoning Zone 30

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