

## \$609,500 - 459 41 Avenue, Edmonton

MLS® #E4429925

### \$609,500

3 Bedroom, 2.50 Bathroom, 2,013 sqft  
Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

Welcome to this beautifully maintained 3-bedroom, 2.5-bathroom home offering over 2,000 square feet of comfortable living space, situated on a desirable corner lot in the sought-after Maplecrest community. This spacious property features a large master suite complete with a private ensuite bathroom and two generous closets, providing both luxury and functionality. The open-concept main floor is ideal for modern living, with a bright and welcoming living area and a well-equipped kitchen perfect for everyday life and entertaining. Step outside to a fully fenced, spacious backyard—perfect for relaxing, gardening, or letting kids and pets play freely. With excellent curb appeal, an attached garage, and a prime location close to parks, schools, shopping, and commuter routes, this move-in ready home has it all. Don't miss the opportunity to make this Maplecrest gem your own!

Built in 2019

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4429925  |
| Price      | \$609,500 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 2,013                  |
| Acres          | 0.00                   |
| Year Built     | 2019                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |               |
|-------------|---------------|
| Address     | 459 41 Avenue |
| Area        | Edmonton      |
| Subdivision | Maple Crest   |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6T 2G2       |

### **Amenities**

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### **Interior**

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

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Corner Lot, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            April 9th, 2025

Days on Market      19

Zoning                 Zone 30

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Listing information last updated on April 28th, 2025 at 10:32am MDT