

## \$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	8
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 April 26th, 2025 at 1:17pm MDT