

\$497,200 - 3730 9 Street, Edmonton

MLS® #E4444677

\$497,200

4 Bedroom, 3.5 Bathroom, 1,346 sqft
Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

Welcome to this spacious 2-storey half duplex located in the desirable community of Maple Crest! Offering 4 Bedrooms, 3.5 Bathrooms, and nearly 1,900 sq ft of total living space, this freshly painted home is perfect for first-time buyers or investors. Enjoy the convenience of a SEPARATE ENTRANCE to the BASEMENT with a SECOND KITCHEN—ideal for extended family. The home features a large master bedroom, an extended driveway, and a functional layout throughout. Walking distance to schools, parks, bus stops, and shopping plazas, this is a fantastic opportunity to own in a family-friendly neighborhood. Donâ€™t miss out!

Built in 2012

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4444677 |
| Price | \$497,200 |
| Bedrooms | 4 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,346 |
| Acres | 0.00 |
| Year Built | 2012 |



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

Community Information

| | |
|-------------|---------------|
| Address | 3730 9 Street |
| Area | Edmonton |
| Subdivision | Maple Crest |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6T 0S2 |

Amenities

| | |
|-----------|------------------------|
| Amenities | Air Conditioner, Deck |
| Parking | Single Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Fan-Ceiling, Microwave Hood Fan, Stove-Electric, Washer, Refrigerators-Two |
| Heating | Forced Air-1, Electric, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Cul-De-Sac, Fenced, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 27th, 2025 |
| Days on Market | 81 |
| Zoning | Zone 30 |

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