

## \$459,800 - 611 40 Avenue, Edmonton

MLS® #E4449762

**\$459,800**

4 Bedroom, 3.50 Bathroom, 1,313 sqft

Single Family on 0.00 Acres

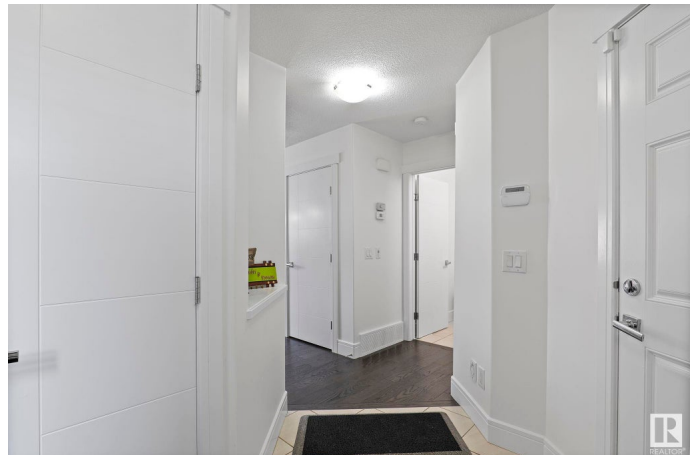
Maple Crest, Edmonton, AB

Welcome to this well-maintained MOVE-IN-READY half duplex in the sought out community of Maple Crest. 4 BEDROOMS, 3 1/2 BATHROOMS, 2 KITCHENS. Features include a heated OVERSIZED single-car garage, ceiling-height kitchen cabinets, oversized island, and a main floor powder room. The backyard is fully fenced and comes complete with an oversized deck—perfect for outdoor enjoyment. Upstairs offers a spacious primary bedroom with ensuite. Two additional bedrooms, and a 4-piece shared bathroom complete this floor. The fully finished basement includes a bedroom, 3-piece bathroom, and a kitchen area, providing great flexibility for extended family. New paint throughout! Central vacuum, all appliances and window coverings included. Conveniently located close to schools, shopping, airport, and other major amenities. A great opportunity—just move in and enjoy!

Built in 2013

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4449762  |
| Price      | \$459,800 |
| Bedrooms   | 4         |
| Bathrooms  | 3.50      |
| Full Baths | 3         |



|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 1,313         |
| Acres          | 0.00          |
| Year Built     | 2013          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 611 40 Avenue |
| Area        | Edmonton      |
| Subdivision | Maple Crest   |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6T 0T5       |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Single Garage Attached |

### Interior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                    |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Stacked Washer/Dryer, Window Coverings, Refrigerators-Two, Stoves-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                           |
| Fireplace         | Yes                                                                                                                                 |
| Fireplaces        | Corner, Tile Surround                                                                                                               |
| Stories           | 3                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                 |
| Basement          | Partial, Finished                                                                                                                   |

### Exterior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                      |
| Exterior Features | Airport Nearby, Fenced, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                        |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 10              |
| Zoning         | Zone 30         |

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Listing information last updated on August 4th, 2025 at 1:17am MDT