

## \$489,500 - 4404 6 Street, Edmonton

MLS® #E4451506

**\$489,500**

3 Bedroom, 3.00 Bathroom, 1,519 sqft

Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

Stunning Show Home Duplex. Move in Ready, 3 bedrooms 4 Bathrooms, Oversize Garage. Prime Location. Welcome to this to this beautifully upgraded duplex that perfectly blends modern style with comfort and convenience. Located in a sought-after neighborhood, close to schools, parks, shopping and transit. This show home is move-in ready and waiting for you! Property Highlights: 3 Spacious Bedrooms + 4 Modern Bathrooms Oversized Double Attached Garage – Plenty of room for vehicles & storage. Contemporary Light Fixtures that add a sleek touch. Modern ceramic tile in the main floor, durable stylish and easy to maintain. Granite countertop & Kitchen Craft Cabinets. Freshly painted throughout, Washer & Dryer Upstairs. Ceiling 9' & Basement as well. Generously primary suite with ensuite for added luxury. Great backyard and attached treated Wood Deck. A/C, This home offers modern finishes, functional space, and a fantastic location. Show Home condition - Truly a Must See!

Built in 2015

### Essential Information

MLS® # E4451506

Price \$489,500



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	1,519
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	4404 6 Street
Area	Edmonton
Subdivision	Maple Crest
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0Z8

### Amenities

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Deck, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Patio, Vinyl Windows, 9 ft. Basement Ceiling
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dryer, Garage Control, Refrigerator, Stove-Electric, Washer, Curtains and Blinds
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
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Exterior Features	Fenced, Flat Site, Landscaped, No Back Lane, Playground Nearby
Roof	Vinyl Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	August 6th, 2025
Days on Market	2
Zoning	Zone 30

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Listing information last updated on August 8th, 2025 at 11:03am MDT