

## \$449,900 - 638 42 Avenue, Edmonton

MLS® #E4453044

**\$449,900**

4 Bedroom, 3.50 Bathroom, 1,339 sqft

Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

Inviting & Spacious Half Duplex in Maple “  
FULLY FINISHED BASEMENT WITH  
SECOND KITCHEN AND SEPARATE  
ENTRANCE . Welcome to this warm and  
charming 2-storey half duplex in the popular  
community of Maple! Offering over 1700 sq. ft.  
of LIVING space, this meticulously maintained,  
smoke-free & pet-free home features a FULLY  
FINISHED Basement with and a HUGE  
backyard perfect for outdoor enjoyment. Step  
into an open and inviting main floor, where the  
spacious living room features a cozy fireplace  
perfect for entertaining. Upstairs, you’ll  
find 3 generously sized bedrooms, large  
master suite with ensuite and WIC. The  
FULLY FINISHED BASEMENT offers Big Size  
bedroom, full bathroom and separate kitchen  
and separate laundry. This home has a fully  
fenced and landscaped yard, walking trail at  
the back, direct access to parks, schools,  
shopping, and more. A must-see in an  
unbeatable location!

Built in 2014

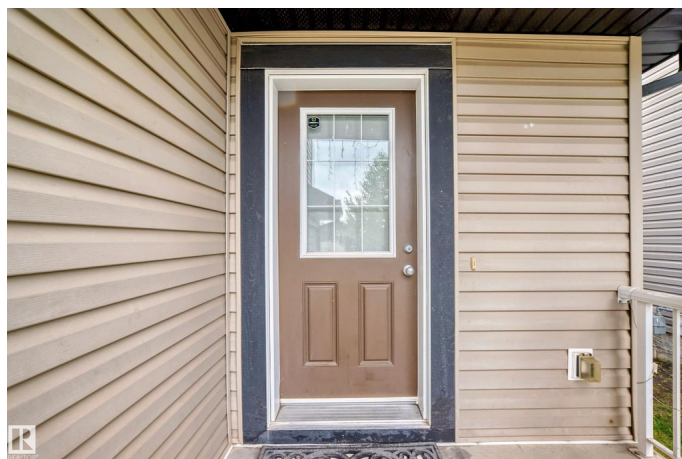
### Essential Information

MLS® # E4453044

Price \$449,900

Bedrooms 4

Bathrooms 3.50



|                |               |
|----------------|---------------|
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,339         |
| Acres          | 0.00          |
| Year Built     | 2014          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 638 42 Avenue |
| Area        | Edmonton      |
| Subdivision | Maple Crest   |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6T 0W9       |

### Amenities

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

### Interior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                               |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating           | Forced Air-1, Natural Gas                                                                      |
| Stories           | 2                                                                                              |
| Has Basement      | Yes                                                                                            |
| Basement          | Full, Finished                                                                                 |

### Exterior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Brick, Vinyl                                                                                                |
| Exterior Features | Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                  |
| Construction      | Wood, Brick, Vinyl                                                                                                |
| Foundation        | Concrete Perimeter                                                                                                |

**Additional Information**

Date Listed            August 14th, 2025  
Days on Market      13  
Zoning                Zone 30

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