

## \$499,900 - 3242 4 Street, Edmonton

MLS® #E4437393

**\$499,900**

3 Bedroom, 2.50 Bathroom, 1,587 sqft

Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

Former Show Home!! First Time Home Buyer & Investor Alert!! This corner lot stylish half duplex boasts 1587 SQFT above grade in a prime location, just minutes from grocery stores, shopping centres, gyms, and major amenities. Inside, discover elegant finishes, an open-concept layout, and a sleek modern kitchen perfect for entertaining. The second floor features a luxurious master bedroom with a 3-piece ensuite and spacious walk-in closet. The other two bedrooms are also generously sized, and a conveniently located laundry room and 2 PC bathroom complete the floor plan. The separate entrance to the basement gives the potential for a legal basement suite, offering extra income opportunities. Enjoy effortless commuting with quick access to the Anthony Henday and Whitemud drive.

Built in 2022

### Essential Information

MLS® #	E4437393
Price	\$499,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,587
Acres	0.00



Year Built	2022
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	3242 4 Street
Area	Edmonton
Subdivision	Maple Crest
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2S9

### Amenities

Amenities	See Remarks
Parking	Double Garage Attached
Is Waterfront	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator-Energy Star, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Creek, Fenced, Landscaped, Park/Reserve, Playground Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Block, Concrete Perimeter

### Additional Information

Date Listed	May 20th, 2025
Days on Market	8

Zoning

Zone 30

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