

## \$425,000 - 2663 Maple Way, Edmonton

MLS® #E4448384

**\$425,000**

3 Bedroom, 2.50 Bathroom, 1,355 sqft

Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

Beautifully upgraded, priced to move! Built by Homes by Avi, this gorgeous 3 bed 2.5 bath NO CONDO FEE townhome is LOADED WITH UPGRADES! Live your best life with CENTRAL A/C, GEMSTONE soffit lights, stylish LED lighting, a heated & insulated double detached garage w/built-in shelving & cabinetry, eco-savvy UV window film & MyEyedro usage monitor & more! Charming curb appeal & lush landscaping welcome you in to an open-concept layout w/luxury vinyl plank floors, spacious living & dining areas, & your dream island kitchen w/ample quartz countertops, pantry storage & S/S appliances incl double oven & fridge w/ice/water dispenser. Pass by a convenient half bath en route to the fenced backyard w/deck, planter boxes and access to the garage. Upstairs the primary suite offers a walk-in closet, 3-pc ensuite, wainscoting & wall sconces. Two more bedrms & a 4-pc bath complete the level. The partially finished basement is already framed w/permitted electrical & electric fireplace—it just needs your finishing touch!

Built in 2017

### Essential Information

MLS® # E4448384

Price \$425,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,355
Acres	0.00
Year Built	2017
Type	Single Family
Sub-Type	Residential Attached
Style	2 Storey
Status	Active

### Community Information

Address	2663 Maple Way
Area	Edmonton
Subdivision	Maple Crest
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2E9

### Amenities

Amenities	Off Street Parking, On Street Parking, Air Conditioner, Ceiling 9 ft., Deck, Hot Water Natural Gas, No Smoking Home, Vinyl Windows
Parking Spaces	3
Parking	Double Garage Detached, Front/Rear Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Euro Washer/Dryer Combo, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Water Softener, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 17th, 2025
Days on Market	6
Zoning	Zone 30

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 23rd, 2025 at 2:32pm MDT