

\$569,900 - 424 40 Avenue, Edmonton

MLS® #E4435024

\$569,900

4 Bedroom, 3.50 Bathroom, 1,819 sqft

Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

Exceptional House with 2555 SQFT of combined Living Space with a Huge Bonus Room on the Upper Level and FINISHED BASEMENT. Extended Garage with an Extended Deck makes it nice BBQ parties. Close to playgrounds and parks. The kitchen features a large angled island. There is ample cabinet space, and a spacious eating area overlooks the North-facing backyard and maintenance-free deck. The UPPER LEVEL features 3 bedrooms including the Primary Bedroom with 4 piece Ensuite, shower, a walk-in closet. The BASEMENT is FULLY FINISHED with a large Bedroom nice bath and a sizable storage room.



Built in 2019

Essential Information

MLS® #	E4435024
Price	\$569,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,819
Acres	0.00
Year Built	2019
Type	Single Family

Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

Community Information

Address	424 40 Avenue
Area	Edmonton
Subdivision	Maple Crest
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2G3

Amenities

Amenities	On Street Parking, Detectors Smoke, Hot Water Natural Gas, No Animal Home
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Stucco, Vinyl
Exterior Features	Fenced, Landscaped, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Stucco, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 7th, 2025
Days on Market	42
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 June 18th, 2025 at 11:03am MDT