

Courtesy Of Sarah J Leib Of RE/MAX River City

## \$454,800 - 315 39 Avenue, Edmonton

MLS® #E4430334

**\$454,800**

3 Bedroom, 2.50 Bathroom, 1,470 sqft  
Single Family on 0.00 Acres

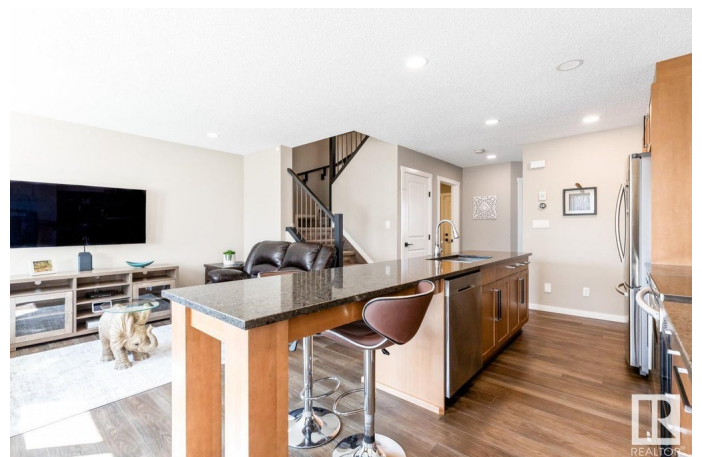
Maple Crest, Edmonton, AB

MARVELOUS MAPLE CREST! A Former Showhome is move-in ready! A Kitchen features large island, spacious corner pantry & cabinets that extend up to the ceiling. A Full-height Tile Backsplash & Stainless Steel Appliances. A Primary Bedroom has an ample walk-in closet & ensuite w/ a spa-like five-foot walk-in shower. A Two additional A Bedrooms & a full Bath can be found on the upper level. A A Bonus: A AIR CONDITIONING, Heated Garage, Quartz Countertops throughout & UPPER FLOOR LAUNDRY! A Basement roughed-in for bath & has large windows for plenty of light. A SOUTH YARD, BACKING ONTO TREED, GREEN SPACE w/ Gas BBQ Line, Deck & Hot Tub rough-in. Built using the Superior Silence system (no shared walls or floor joists) so there is minimal A sound transmission between the properties. A Community is ideally located just minutes from major shopping centers & a transit hub. Easy access to the Henday & Airport. Enjoy walking trails, creeks & greenspaces! A Opportunity for Multi-Generational Families looking for Side by Side Duplexes.

Built in 2019

### Essential Information

MLS® # E4430334



Price	\$454,800
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,470
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	315 39 Avenue
Area	Edmonton
Subdivision	Maple Crest
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2K1

### Amenities

Amenities	Air Conditioner, Deck, No Smoking Home
Parking	Heated, Single Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Private Setting, Public

Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles  
Construction Wood, Brick, Vinyl  
Foundation Concrete Perimeter

### **School Information**

Elementary Julia Kiniski/St Kateri  
Middle Themla Chalifoux/F M Troy  
High Dr F Whiskeyjack/Austin O

### **Additional Information**

Date Listed April 11th, 2025  
Days on Market 11  
Zoning Zone 30

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Listing information last updated on April 22nd, 2025 at 12:02am MDT