

## \$524,900 - 267 39 Ave, Edmonton

MLS® #E4461736

**\$524,900**

4 Bedroom, 3.00 Bathroom, 1,652 sqft  
Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

This beautiful half duplex in the desirable community of Maple Crest offers a total of 2,021.67 sq. ft. of living space, including a fully finished basement. The home features three spacious bedrooms, three full bathrooms, and a flex space perfect for an office or playroom. The basement includes an additional bedroom—ideal for guests or extended family. Enjoy a double attached garage, a huge backyard, and plenty of large windows filling the home with natural light. The modern kitchen is equipped with stainless steel appliances, Quartz countertops, and stylish lighting. A cozy fireplace with a stunning stone feature wall adds warmth and elegance to the living area. Located close to all amenities, schools, parks, and shopping, with very easy access to major highways like Whitemud Drive and Anthony Henday, making commuting around the city an absolute breeze.

Built in 2019

### Essential Information

MLS® #	E4461736
Price	\$524,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,652



Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Half Duplex
Style	4 Level Split
Status	Active

### Community Information

Address	267 39 Ave
Area	Edmonton
Subdivision	Maple Crest
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2K2

### Amenities

Amenities	Deck
Parking	Double Garage Attached, Front Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Fenced, Playground Nearby, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed            October 10th, 2025

Days on Market      4

Zoning                Zone 30

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