

\$425,000 - 611 40 Avenue, Edmonton

MLS® #E4457565

\$425,000

4 Bedroom, 3.50 Bathroom, 1,335 sqft

Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

WELCOME TO MAPLE CREST! This WELL-MAINTAINED, MOVE-IN-READY HALF DUPLEX checks all the boxes with 4 BEDROOMS, 3.5 BATHROOMS, and even 2 KITCHENS. Enjoy a HEATED OVERSIZED SINGLE GARAGE, OVERSIZED DRIVEWAY, CEILING-HIGH CABINETS, and a MASSIVE ISLAND in the kitchen plus a MAIN FLOOR POWDER ROOM for guests. The FULLY FENCED BACKYARD with an OVERSIZED DECK is perfect for entertaining and outdoor fun. UPSTAIRS features a SPACIOUS PRIMARY BEDROOM with ENSUITE, plus 2 MORE BEDROOMS and a 4-PIECE BATH. The FULLY FINISHED BASEMENT offers incredible flexibility with an EXTRA BEDROOM, 3-PIECE BATHROOM, and a SECOND KITCHEN – ideal for extended family or guests. UPGRADES include FRESH PAINT throughout, CENTRAL VACUUM, TANKLESS WATER HEATER, and all APPLIANCES + WINDOW COVERINGS. PRIME LOCATION close to SCHOOLS, SHOPPING, AIRPORT, and MAJOR AMENITIES. JUST MOVE IN AND ENJOY!

Built in 2013

Essential Information

MLS® # E4457565

Price \$425,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,335
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	611 40 Avenue
Area	Edmonton
Subdivision	Maple Crest
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0T5

Amenities

Amenities	Deck, Hot Water Natural Gas
Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Stacked Washer/Dryer, Window Coverings, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Partial, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Playground Nearby, Public

	Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 12th, 2025
Days on Market	2
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 September 14th, 2025 at 5:17am MDT