

## \$525,000 - 307 40a Avenue, Edmonton

MLS® #E4430281

**\$525,000**

4 Bedroom, 3.50 Bathroom, 1,588 sqft

Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

High quality Duplex which is built by Landmark builders in the Maple Crest community, Which includes central Air conditioner, Central water purifier, fully finished basement with seperate entrance, Granite counter tops, etc. Built in 2020. Close to all amenities.

Built in 2020

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4430281      |
| Price          | \$525,000     |
| Bedrooms       | 4             |
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,588         |
| Acres          | 0.00          |
| Year Built     | 2020          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 307 40a Avenue |
| Area        | Edmonton       |
| Subdivision | Maple Crest    |



|             |          |
|-------------|----------|
| City        | Edmonton |
| County      | ALBERTA  |
| Province    | AB       |
| Postal Code | T6T 2E9  |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Deck, Detectors Smoke, No Animal Home |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached                                 |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Insert   |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior          | Concrete, Vinyl                  |
| Exterior Features | Fenced, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                 |
| Construction      | Concrete, Vinyl                  |
| Foundation        | Concrete Perimeter               |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 10               |
| Zoning         | Zone 30          |

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Listing information last updated on April 21st, 2025 at 10:17am MDT