

\$549,900 - 206 40a Avenue, Edmonton

MLS® #E4431738

\$549,900

6 Bedroom, 4.00 Bathroom, 1,913 sqft

Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

Stunning Home Almost 1900Sq. Ft. with FINISHED 2 BEDROOM AND SECOND KITCHEN BASEMENT in MAPLE CREST WITH PERMITS , Located in the highly sought-after community of MAPLE CREST , this beautifully designed home offers modern finishes, open-to-below ceilings, and a fully finished basement. The main floor features an open-concept layout with a stylish kitchen, complete with quartz countertops, sleek cabinetry, and premium appliances. A main floor den provides the ideal space for a home office or study. Upstairs, you'll find a spacious bonus room, three bedrooms, and a luxurious primary suite featuring a 5-piece ensuite with dual sinks, a tiled stand-up shower, and quartz countertops.

Built in 2019

Essential Information

MLS® #	E4431738
Price	\$549,900
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	1,913
Acres	0.00
Year Built	2019



Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	206 40a Avenue
Area	Edmonton
Subdivision	Maple Crest
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2E8

Amenities

Amenities	Carbon Monoxide Detectors, Detectors Smoke
Parking	Double Garage Attached

Interior

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

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	April 18th, 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 April 20th, 2025 at 5:17pm MDT