

## \$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. Codeless switches for above grade which is a trademark of landmark homes, Plumbing finished for future second kitchen in the basement, 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	26
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 May 7th, 2025 at 5:17am MDT