Courtesy Of Derek Keet Of One Percent Realty

# $454,900 - 313 40a Avenue, Edmonton

MLS® #E4457171

**$454,900**
3 Bedroom, 2.50 Bathroom, 1,495 sqft
Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

Welcome to this beautifully kept 2020 Landmark-built duplex in the desirable Maple Crest community! This high-quality 3 bed, 3 bath home offers modern living with style and comfort. Step inside to 9-ft ceilings and a bright, open layout. The kitchen features sleek quartz countertops, perfect for cooking and entertaining. The spacious master suite includes two walk-in closets and smart blinds for ultimate convenience. Enjoy voice or app control over your lights with the Levven smart home package. Outside, unwind in the deluxe gazebo with sliding panelsâ€”your private retreat! The extended double garage fits a full-size truck with ease. South-facing backyard brings in tons of natural light. Located minutes from schools, shopping, and parks. Donâ€™t miss this oneâ€”your next home awaits!

Built in 2020

## Essential Information

| | |
|---|---|
| MLS® # | E4457171 |
| Price | $454,900 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,495 |

| | |
|---|---|
| Acres | 0.00 |
| Year Built | 2020 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | Active |

## Community Information

| | |
|---|---|
| Address | 313 40a Avenue |
| Area | Edmonton |
| Subdivision | Maple Crest |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6T 2E9 |

## Amenities

| | |
|---|---|
| Amenities | See Remarks |
| Parking | Double Garage Attached |

## Interior

| | |
|---|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

## Exterior

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

## Additional Information

| | |
|---|---|
| Date Listed | September 10th, 2025 |
| Days on Market | 4 |

| | |
|---|---|
| Zoning | Zone 30 |

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Listing information last updated on September 14th, 2025 at 3:32am MDT