

Courtesy Of Ricky Singh Of MaxWell Polaris

## **\$479,900 - 608 41 Ave, Edmonton**

MLS® #E4426058

### **\$479,900**

3 Bedroom, 2.50 Bathroom, 1,460 sqft  
Single Family on 0.00 Acres

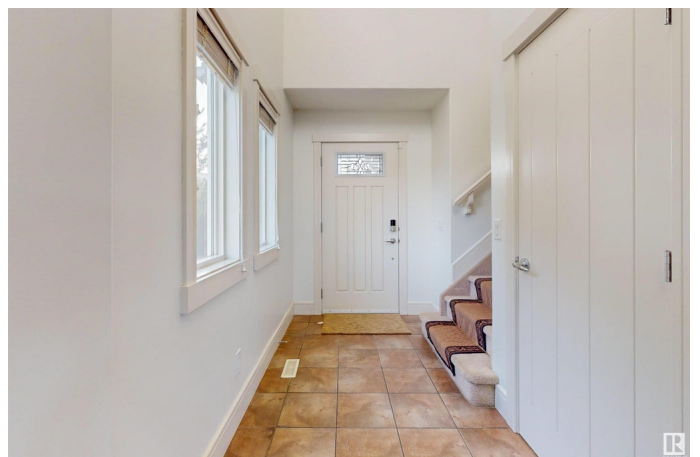
Maple Crest, Edmonton, AB

Welcome to this Stunning HALF DUPLEX with HUGE LOT located in the community of MAPLE CREST built by COVENTRY HOMES. Home features encompassing huge living area, along with a gorgeous kitchen with stainless steel appliances & granite countertop with a lot of upgrades including baseboard, trims with hardwood flooring with central air conditioner. House is newly painted. As you enter, you'll be greeted by a spacious living area with a cozy fireplace with kitchen & dining area & a half washroom. Upstairs, you'll find a primary bedroom complete with an ensuite bathroom and a closet. Two additional bedrooms and another full bathroom. The basement is unfinished with 9' ceiling, offering endless potential for customization with hot water on demand. The backyard has a good size deck & is landscaped with HUGE LOT. This property also includes a double attached garage with exhaust fan. Quick access to Anthony Henday drive & Whitmed drive. Very close to Rec centre, Shopping centres, schools & parks, meadows transit centre.

Built in 2013

### **Essential Information**

MLS® #	E4426058
Price	\$479,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,460
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	608 41 Ave
Area	Edmonton
Subdivision	Maple Crest
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0T6

### **Amenities**

Amenities	Air Conditioner, Deck, Detectors Smoke, Hot Water Tankless, No Animal Home, No Smoking Home, Natural Gas BBQ Hookup
Parking	Double Garage Attached

### **Interior**

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

### **Exterior**

Exterior	Wood, Vinyl
----------	-------------

Exterior Features	Cul-De-Sac, Fenced, Landscaped, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	A.BLAIR MCPHERSON
Middle	FATHER MICHAEL TROY CATHOL
High	DR. FRANCIS WHISKEYJACK

### **Additional Information**

Date Listed	March 17th, 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 April 12th, 2025 at 7:32am MDT