

## \$525,000 - 3208 4 Street, Edmonton

MLS® #E4429978

**\$525,000**

5 Bedroom, 3.50 Bathroom, 1,464 sqft

Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

Stunning 5 Bedroom and 3.5 Bathroom Half Duplex in Maple Crest with 2 BEDROOM LEGAL SUITE! Very well maintained Home in the desirable community of Maple Crest. This spacious home offers the perfect blend of modern style and practical living, ideal for families or investors. • Double Car Garage providing ample parking space • Bonus Room perfect for a home office, playroom, or entertainment space • Legal 2-Bedroom Suite with a separate entrance, currently rented for additional income • Open Concept Layout featuring a bright and airy living space • Modern Kitchen with sleek countertops, stainless steel appliances, and ample storage • Close to major shopping centers, markets, and dining options • Convenient access to schools, parks, and public transit • Quick connections to major roadways for an easy commute This home is a fantastic opportunity for homeowners seeking extra income or investors looking to expand their portfolio.

Built in 2023

### Essential Information

MLS® # E4429978

Price \$525,000

Bedrooms 5



|                |               |
|----------------|---------------|
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,464         |
| Acres          | 0.00          |
| Year Built     | 2023          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 3208 4 Street |
| Area        | Edmonton      |
| Subdivision | Maple Crest   |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6T 2T1       |

### Amenities

|           |                                                |
|-----------|------------------------------------------------|
| Amenities | Ceiling 9 ft., Deck, Vinyl Windows, HRV System |
| Parking   | Double Garage Detached                         |

### Interior

|                   |                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                          |
| Appliances        | Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Window Coverings, Dryer-Two, Refrigerators-Two, Stoves-Two, Washers-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                 |
| Stories           | 3                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                       |
| Basement          | Full, Finished                                                                                                                                            |

### Exterior

|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                            |
| Exterior Features | Airport Nearby, Low Maintenance Landscape, Not Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                       |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 10th, 2025 |
| Days on Market | 9                |
| Zoning         | Zone 30          |

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Listing information last updated on April 19th, 2025 at 6:02am MDT