# \$454,000 - 252 41 Avenue, Edmonton

MLS® #E4441135

#### \$454,000

3 Bedroom, 2.50 Bathroom, 1,560 sqft Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

Maple Crest community has this well-kept South Facing Gem on a Quiet street single Family house with open layout located . Home features a desirable 9-foot ceiling on the main floor, Welcoming Living area with huge windows & electric fireplace. Dining area is conveniently laid out in the middle. Open concept kitchen with stainless steel appliances & quartz countertop. A half washroom & pantry completes main floor. Upstairs, you'll find a primary bedroom with an 3 piece ensuite and a walk-in closet. Two additional bedrooms and another 4 piece bathroom, Upstairs laundry is an added bonus for a busy schedule. The basement is unfinished with 2 windows and a washroom plumbing rough in. House comes with a double garage pad at the back. Close to Landmark Cinema, ETS Transit, Rec centre, Shopping centres, schools & all major amenities . Quick access to Anthony henday drive ,Whitemud Drive & 17 st.

Built in 2019

### **Essential Information**

MLS® # E4441135 Price \$454,000

Bedrooms 3

Bathrooms 2.50







Full Baths 2 Half Baths 1

Square Footage 1,560 Acres 0.00 Year Built 2019

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

# **Community Information**

Address 252 41 Avenue

Area Edmonton
Subdivision Maple Crest
City Edmonton
County ALBERTA

Province AB

Postal Code T6T 2E7

## **Amenities**

Amenities Carbon Monoxide Detectors

Parking Spaces 2

Parking 2 Outdoor Stalls

### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer,

Window Coverings

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Airport Nearby

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed June 7th, 2025

Days on Market 131

Zoning Zone 30

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