

## \$434,900 - 3526 9 Street, Edmonton

MLS® #E4422683

### \$434,900

3 Bedroom, 2.50 Bathroom, 1,572 sqft  
Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

Conveniently located in South East Edmonton with quick access to 17th street, Whitemud Drive and near all major Banks, Walmart, Superstore, Tim Hortons, Sportschek, Rec Centre, Landmark Cinemas, Home Depot, Goodlife Fitness and much more. Welcome to this Beautiful Half Duplex in the desirable community of Maple Crest. The freshly painted main floor is bright and open with tile in the entrance and half bath and laminate flooring throughout the rest. There are QUARTZ countertops, an island, stainless steel appliances, classic white cabinetry and a good size walk-in pantry in the kitchen. An electric fireplace is featured in the living room. Upstairs you'll find your primary suite, two additional good-sized bedrooms, the main 4-piece bath and laundry room. This well-maintained home is a must-see!

Built in 2015

### Essential Information

MLS® #	E4422683
Price	\$434,900
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,572



Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	3526 9 Street
Area	Edmonton
Subdivision	Maple Crest
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1A2

### **Amenities**

Amenities	Closet Organizers, Deck, Detectors Smoke, No Animal Home, No Smoking Home
Parking	Insulated, Over Sized, Single Garage Attached

### **Interior**

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

### **Exterior**

Exterior	Wood, Asbestos, Vinyl
Exterior Features	Fenced, Flat Site, No Back Lane, No Through Road, Picnic Area, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Asbestos, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed February 24th, 2025  
Days on Market 40  
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 5th, 2025 at 8:17am MDT