

## \$450,000 - 3706 9 Street, Edmonton

MLS® #E4424557

### \$450,000

3 Bedroom, 2.50 Bathroom, 1,650 sqft

Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

Welcome to the Highly Desirable Community of Maple Crest! With over 1600 sq feet of living space, this bright and spacious 2 Story Duplex home features 3 bedrooms, 2.5 bathrooms, an open-concept main floor with Hardwood Flooring, Ceramic Tile, a modern kitchen with stainless steel appliances, Quartz Counter-tops and a spacious unspoiled basement that will surely please a growing family. Additional highlights include an electric fireplace, an oversized single attached garage, a southwest-facing backyard, a fully-fenced backyard with a deck, and a natural gas BBQ hook-up perfect for outdoor living. Conveniently, this home is located close to schools, parks, and shopping. This well-cared-for home is move-in ready.

Built in 2014

### Essential Information

MLS® #	E4424557
Price	\$450,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,650
Acres	0.00



Year Built	2014
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	3706 9 Street
Area	Edmonton
Subdivision	Maple Crest
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0S3

### **Amenities**

Amenities	Fire Pit, No Smoking Home, Patio, Vinyl Windows, Natural Gas BBQ Hookup
Parking Spaces	3
Parking	Over Sized, Single Garage Attached

### **Interior**

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

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed March 7th, 2025

Days on Market 29

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