

## \$549,900 - 3213 4 Street, Edmonton

MLS® #E4411677

**\$549,900**

4 Bedroom, 3.50 Bathroom, 1,346 sqft  
Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

Step into this beautifully designed 1,345 SqFt half duplex, located in the sought-after Maple neighbourhood. The bright and airy main floor features an open-concept kitchen with stainless steel appliances, seamlessly flowing into the living area—perfect for everyday living and entertaining. Upstairs, you’ll find a well-laid-out space with a spacious primary bedroom with an ensuite, two additional bedrooms, and a 3-piece bathroom. The second floor is carpeted, adding comfort and warmth. The self-contained 1-bedroom in-law space in the basement has its own private entrance, kitchen, full bathroom, and ample storage. Outside, enjoy the fully fenced and landscaped yard, complete with a deck that's perfect for outdoor gatherings. Additional features include a double attached garage, full air conditioning, and durable vinyl plank flooring. All this home needs is YOU!

Built in 2022

### Essential Information

MLS® #	E4411677
Price	\$549,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1



Square Footage	1,346
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	3213 4 Street
Area	Edmonton
Subdivision	Maple Crest
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2S9

### **Amenities**

Amenities	On Street Parking, Air Conditioner, Deck, Detectors Smoke, No Animal Home, No Smoking Home
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Julia Kiniski School (K-6)
Middle	Thelma Chalifoux (7-9)
High	Elder Dr. Francis Whiskey

### **Additional Information**

Date Listed            October 25th, 2024

Days on Market       164

Zoning                 Zone 30

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