

\$584,900 - 720 40 Avenue, Edmonton

MLS® #E4424407

\$584,900

4 Bedroom, 3.50 Bathroom, 1,957 sqft
Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

****FINISHED BASEMENT WITH SECOND KITCHEN**** This impeccably maintained home, situated in the heart of Maple, offers a fully finished basement with a second kitchen, along with a full bedroom and bathroom. The house includes 4 bedrooms, 3.5 bathrooms, and 2 kitchens in total. Notable features include an eye-catching deck with a hot tub, central air conditioning, and attractive landscaping. The property is within walking distance of trails, a pond, and various amenities. Ideal for first-time homebuyers or investors. Come visit and make this your HOME with confidence

Built in 2015

Essential Information

| | |
|----------------|------------------------|
| MLS® # | E4424407 |
| Price | \$584,900 |
| Bedrooms | 4 |
| Bathrooms | 3.50 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,957 |
| Acres | 0.00 |
| Year Built | 2015 |
| Type | Single Family |
| Sub-Type | Detached Single Family |



Style 2 Storey
Status Active

Community Information

Address 720 40 Avenue
Area Edmonton
Subdivision Maple Crest
City Edmonton
County ALBERTA
Province AB
Postal Code T6T 0T3

Amenities

Amenities Carbon Monoxide Detectors, Detectors Smoke
Parking Double Garage Attached

Interior

Interior Features ensuite bathroom
Appliances Hood Fan, Microwave Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Dryer-Two
Heating Forced Air-1, Natural Gas
Stories 2
Has Basement Yes
Basement Full, Finished

Exterior

Exterior Wood, Stone, Vinyl
Exterior Features Airport Nearby, Playground Nearby, Schools, Shopping Nearby
Roof Asphalt Shingles
Construction Wood, Stone, Vinyl
Foundation Concrete Perimeter

Additional Information

Date Listed March 4th, 2025
Days on Market 33
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 6th, 2025 at 4:02am MDT