

## \$460,000 - 3927 6 Street, Edmonton

MLS® #E4431100

**\$460,000**

4 Bedroom, 3.50 Bathroom, 1,342 sqft

Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

Welcome to this beautifully maintained fully finished 4 bedroom duplex, perfectly situated in a peaceful neighbourhood of Maple Crest with no rear neighbours your backyard opens up to a serene expansive field, offering privacy and natural views right from your deck! With 3 spacious bedrooms upstairs it is ideal for a growing family with the convenience of upstairs laundry room, Fully finished basement featuring: 1 large bedroom, 1 full bathroom, rec room & a home office, Bright and open main floor with living and dining areas, Functional kitchen with ample cabinet space. Private, fenced backyard – ideal for kids, pets, or summer entertaining. Recent upgrades includes:- Central Air Conditioner (2023), New vinyl flooring main floor & upstairs (2023), New basement carpet & underlay (2023), New backsplash (2023), Stove (2024), Dishwasher (2024), Hot water tank (2024), Washer & Dryer (2025). This duplex offers both comfort and flexibility whether you're a family looking for room to grow, or an investor.

Built in 2013

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4431100  |
| Price    | \$460,000 |
| Bedrooms | 4         |



|                |               |
|----------------|---------------|
| Bathrooms      | 3.50          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,342         |
| Acres          | 0.00          |
| Year Built     | 2013          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 3927 6 Street |
| Area        | Edmonton      |
| Subdivision | Maple Crest   |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6T 0T5       |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Air Conditioner, Deck  |
| Parking   | Single Garage Attached |

### Interior

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

### Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior          | Wood, Vinyl                               |
| Exterior Features | Backs Onto Park/Trees, Fenced, Landscaped |
| Roof              | Asphalt Shingles                          |
| Construction      | Wood, Vinyl                               |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      April 16th, 2025

Days on Market                6

Zoning                            Zone 30

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Listing information last updated on April 22nd, 2025 at 12:32am MDT