

## \$454,000 - 252 41 Avenue, Edmonton

MLS® #E4441135

**\$454,000**

3 Bedroom, 2.50 Bathroom, 1,560 sqft

Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

Maple Crest community has this well-kept South Facing Gem on a Quiet street single Family house with open layout located . Home features a desirable 9-foot ceiling on the main floor, Welcoming Living area with huge windows & electric fireplace. Dining area is conveniently laid out in the middle. Open concept kitchen with stainless steel appliances & quartz countertop. A half washroom & pantry completes main floor. Upstairs, you'll find a primary bedroom with an 3 piece ensuite and a walk-in closet. Two additional bedrooms and another 4 piece bathroom, Upstairs laundry is an added bonus for a busy schedule. The basement is unfinished with 2 windows and a washroom plumbing rough in. House comes with a double garage pad at the back. Close to Landmark Cinema,ETS Transit,Rec centre,Shopping centres,schools & all major amenities .Quick access to Anthony henday drive ,Whitemud Drive & 17 st.

Built in 2019

### Essential Information

MLS® #	E4441135
Price	\$454,000
Bedrooms	3
Bathrooms	2.50



Full Baths	2
Half Baths	1
Square Footage	1,560
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	252 41 Avenue
Area	Edmonton
Subdivision	Maple Crest
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2E7

### Amenities

Amenities	Carbon Monoxide Detectors
Parking Spaces	2
Parking	2 Outdoor Stalls

### Interior

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

### Exterior

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

**Additional Information**

Date Listed                June 7th, 2025  
Days on Market        56  
Zoning                    Zone 30

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