

Courtesy Of Paul Singh Of MaxWell Polaris

\$359,900 - 214 40a Avenue, Edmonton

MLS® #E4169242

\$359,900

3 Bedroom, 3.00 Bathroom, 1,560 sqft
Single Family on 0 Acres

Maple, Edmonton, AB

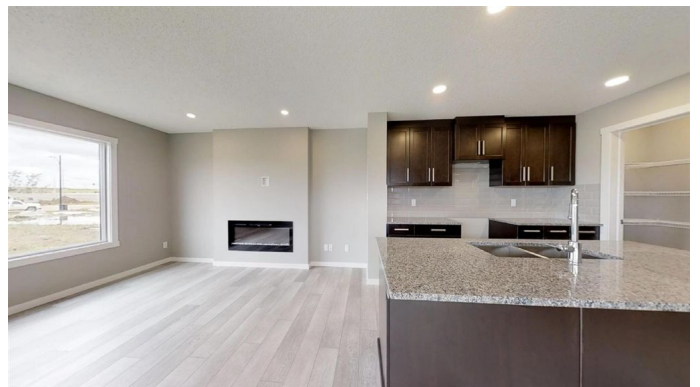
1560 sq. ft. Double attached garage duplex, 3 bedrooms, and 2.5 bathrooms. Close to shopping, schools, minute access to white mud drive and Anthony Henday. Main features are

- Second floor laundry room
- Large walk-in closet in the master bedroom
- Granite countertops in kitchen and second floor bathrooms
- Vinyl plank flooring on main floor and bathrooms
- Carpet with 8 pound underlay
- Cabinets raised to ceiling
- Full height ceramic backsplash
- Fireplace build-out with future TV wall mount
- Built-in bench in mudroom
- Stone added to front elevation
- Stockton glass panels added to garage door
- Full height foundation under garage
- Hotbox above garage
- Pre-cast concrete steps
- Rough-in in the basement for future bathroom
- Oversized triple pane windows
- 6 appliance package (washer, dryer, fridge, OTR, dishwasher, range)
- Decora style light switches and Decora outlets
- LED lights
- Garage door includes wireless keypad
- Nest 3rd generation thermostat

Built in 2019

Essential Information

| | |
|--------|-----------|
| MLS® # | E4169242 |
| Price | \$359,900 |



| | |
|----------------|---------------|
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,560 |
| Acres | 0.08 |
| Year Built | 2019 |
| Type | Single Family |
| Sub-Type | Half Duplex |
| Style | 2 Storey |
| Status | ACTIVE |

Community Information

| | |
|-------------|----------------|
| Address | 214 40a Avenue |
| Area | Edmonton |
| Subdivision | Maple |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6T 2E8 |

Amenities

| | |
|--------------|--|
| Features | Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Dugout Basement, Hot Water Natural Gas, Programmable Thermostat, Cable TV Connection, Vinyl Windows, HRV System |
| Parking | Double Garage Attached |
| # of Garages | 2 |
| Garages | 19'x20'/24' |

Interior

| | |
|-------------------|---|
| Interior | Carpet, Vinyl Plank |
| Interior Features | Dishwasher - Energy Star, Dryer, Garage Control, Garage Opener, Humidifier-Power (Furnace), Microwave Hood Cover, Refridgerator - Energy Star, Stove-Electric, Washer - Energy Star |
| Heating | Forced Air-1 |
| Has Basement | Yes |
| Basement | Full, Unfinished, Dugout |
| Fireplace | Yes |
| Fireplaces | Electric, Wall Mount |

of Stories 2

Exterior

Exterior Vinyl

Exterior Features No Back Lane, No Through Road, Playground Nearby, Private Setting, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood Frame

Foundation Concrete

School Information

Elementary VELMA E. BAKER

Middle A. BLAIR MCPHERSON

High W.P. WAGNER

Listing information last updated on September 20th, 2019 at 1:31am MDT