

## \$629,900 - 3519 6 Street, Edmonton

MLS® #E4430667

**\$629,900**

4 Bedroom, 3.00 Bathroom, 2,287 sqft

Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

**\*\*MAIN FLOOR FULL BED BATH and BONUS ROOM UPSTAIRS IN ONE CORNER \*\***

Spanning 2,286 sq. ft, this home boasts 4 BEDROOMS and 3 FULL BATHROOMS, along with a SEPARATE ENTRANCE leading to the Basement. The main floor showcases a Bedroom and a FULL Bath, a COZY Living room, a Dining area, a Kitchen featuring a GRAND Island, complemented by a ready-to-finish SPICE Kitchen. Upstairs, you'll find TWO generously sized Bedrooms, a FULL 3-piece bathroom, a spacious Bonus room, and a MASTER bedroom that includes a luxurious 5-pc ENSUITE with a stunning soaker Tub and DUAL sinks. For added convenience, the Laundry room is also located on the second floor. This fully upgraded home features 9-foot ceilings, a upgraded Home Automation System and luxury vinyl plank flooring. Large windows flood the space with natural light, complemented by UPGRADED Stainless Steel Appliances and LED lighting, Located conveniently within walking distance to shopping centers, a cinema, a bus terminal, Walmart and more.

Built in 2022

### Essential Information

MLS® # E4430667

Price \$629,900



Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,287
Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	3519 6 Street
Area	Edmonton
Subdivision	Maple Crest
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2L5

### Amenities

Amenities	Carbon Monoxide Detectors, Detectors Smoke
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	None
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Golf Nearby, Playground Nearby, Public Transportation, Ravine View, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 12th, 2025
Days on Market	19
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 May 1st, 2025 at 6:32am MDT