

\$484,800 - 611 40 Avenue, Edmonton

MLS® #E4443521

\$484,800

4 Bedroom, 3.50 Bathroom, 1,313 sqft

Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

Welcome to this well-maintained MOVE-IN-READY half duplex. In the sought out community of Maple Crest. 4 BEDROOMS, 3 1/2 BATHROOMS, 2 KITCHENS. Features include a heated oversized single-car garage, ceiling-height kitchen cabinets, oversized island, and a main floor powder room. The backyard is fully fenced and comes complete with an oversized deck—perfect for outdoor enjoyment. Upstairs offers a spacious primary bedroom with ensuite, two additional bedrooms, and a 4-piece shared bathroom complete this floor. The fully finished basement includes a bedroom, 3-piece bathroom, and a kitchen area, providing great flexibility for extended family. New paint throughout! Central vacuum, all appliances and window coverings included. Conveniently located close to schools, shopping, airport, and other major amenities. A great opportunity—just move in and enjoy!

Built in 2013

Essential Information

MLS® #	E4443521
Price	\$484,800
Bedrooms	4
Bathrooms	3.50
Full Baths	3



Half Baths	1
Square Footage	1,313
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	611 40 Avenue
Area	Edmonton
Subdivision	Maple Crest
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0T5

Amenities

Amenities	Deck
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Stacked Washer/Dryer, Window Coverings, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Tile Surround
Stories	3
Has Basement	Yes
Basement	Partial, Finished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Fenced, Golf Nearby, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 20th, 2025
Days on Market	30
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 July 20th, 2025 at 2:47am MDT