

\$539,900 - 252 39 Avenue, Edmonton

MLS® #E4456371

\$539,900

4 Bedroom, 3.50 Bathroom, 1,648 sqft

Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

Welcome to this beautiful upgraded duplex with FINISHED Basement that perfectly blends modern style with comfort and convenience. Enjoy the convenience of a SEPARATE ENTRANCE to the BASEMENT with a SECOND KITCHEN & a Separate Laundry—ideal for extended family. Main floor features a spacious living room with a cozy electric fireplace, dining Area , Elegant kitchen with pantry and stainless steel appliances. Upstairs features 3 bedrooms including the primary with an ensuite bathroom and walk in closet. Convenient second floor laundry, BONUS room and two other good sized bedrooms and full 3 pc bath. Close to all amenities including shopping center, movie theatre, Rec Center, Restaurants, and MAJOR transportation Highway routes like the Anthony Henday and the Whitemud.

Built in 2021

Essential Information

MLS® #	E4456371
Price	\$539,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,648



Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

Community Information

Address	252 39 Avenue
Area	Edmonton
Subdivision	Maple Crest
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 1J2

Amenities

Amenities	On Street Parking, No Smoking Home
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Stacked Washer/Dryer, Washer, Window Coverings, Refrigerators-Two, Stoves-Two
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Playground Nearby, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 5th, 2025
-------------	---------------------

Days on Market 17

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 September 22nd, 2025 at 6:32pm MDT