

## \$559,300 - 207 39 Avenue, Edmonton

MLS® #E4455370

**\$559,300**

4 Bedroom, 3.00 Bathroom, 1,844 sqft

Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

Beautifully upgraded duplex offering around 1850 sq.ft. of thoughtfully designed living space! The main floor features a striking feature wall with fireplace, creating a warm and inviting living area. The open-concept layout flows into a modern kitchen with premium finishes and a convenient walkthrough pantry. A MAIN FLOOR BEDROOM AND FULL BATH add versatility for guests or multi-generational living. Upstairs, the primary suite is a private retreat with a luxurious 5-piece ensuite. Two additional bedrooms, a full bath, and a spacious BONUS ROOM complete the upper level, providing comfort and functionality for the whole family. Designed with future possibilities in mind, this home also includes a SEPARATE ENTRANCE entrance to the basement. Ideally situated near schools, shopping, and entertainment, with convenient access to Anthony Henday and Whitemud Drive for effortless commuting.



Built in 2025

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4455370  |
| Price     | \$559,300 |
| Bedrooms  | 4         |
| Bathrooms | 3.00      |

|                |               |
|----------------|---------------|
| Full Baths     | 3             |
| Square Footage | 1,844         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 207 39 Avenue |
| Area        | Edmonton      |
| Subdivision | Maple Crest   |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6T 2K2       |

### Amenities

|           |                                                    |
|-----------|----------------------------------------------------|
| Amenities | Ceiling 9 ft., See Remarks, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached                             |

### Interior

|                   |                           |
|-------------------|---------------------------|
| Interior Features | ensuite bathroom          |
| Appliances        | Builder Appliance Credit  |
| Heating           | Forced Air-1, Natural Gas |
| Fireplace         | Yes                       |
| Fireplaces        | Insert                    |
| Stories           | 2                         |
| Has Basement      | Yes                       |
| Basement          | Full, Unfinished          |

### Exterior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                      |
| Exterior Features | Playground Nearby, Private Fishing, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                 |
| Construction      | Wood, Vinyl                                                                                      |
| Foundation        | Concrete Perimeter                                                                               |

**Additional Information**

Date Listed            August 29th, 2025  
Days on Market      18  
Zoning                Zone 30

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