

## \$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      1  
Zoning                Zone 30

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