

# \$525,000 - 3208 4 Street, Edmonton

MLS® #E4429978

**\$525,000**

5 Bedroom, 3.50 Bathroom, 1,464 sqft  
Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

Stunning 5 Bedroom and 3.5 Bathroom Half Duplex in Maple Crest with 2 BEDROOM LEGAL SUITE! Very well maintained Home in the desirable community of Maple Crest. This spacious home offers the perfect blend of modern style and practical living, ideal for families or investors. • Double Car Garage providing ample parking space • Bonus Room perfect for a home office, playroom, or entertainment space • Legal 2-Bedroom Suite with a separate entrance, currently rented for additional income • Open Concept Layout featuring a bright and airy living space • Modern Kitchen with sleek countertops, stainless steel appliances, and ample storage • Close to major shopping centers, markets, and dining options • Convenient access to schools, parks, and public transit • Quick connections to major roadways for an easy commute This home is a fantastic opportunity for homeowners seeking extra income or investors looking to expand their portfolio.



Built in 2023

## Essential Information

MLS® #	E4429978
Price	\$525,000
Bedrooms	5

Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,464
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	3208 4 Street
Area	Edmonton
Subdivision	Maple Crest
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2T1

### **Amenities**

Amenities	Ceiling 9 ft., Deck, Vinyl Windows, HRV System
Parking	Double Garage Detached

### **Interior**

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

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Low Maintenance Landscape, Not Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction Wood, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed April 10th, 2025  
Days on Market 11  
Zoning Zone 30

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