

Courtesy Of Fedilyne M Evangelista Of Rite Realty

## \$614,500 - 455 41 Avenue, Edmonton

MLS® #E4423945

### \$614,500

4 Bedroom, 3.00 Bathroom, 2,274 sqft  
Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

Welcome to this beautifully designed 2,274 sq. ft. home, offering the perfect blend of elegance, comfort, and functionality in the heart of Maple Crest community just few mins away from Anthony Henday, Whitemud, schools, shopping area. This home is perfect for multi-generational living, featuring a main-floor bedroom with a full bath, ideal for guests, in-laws, or a private office. Step inside to an inviting foyer open-concept living area, where high ceilings, large windows, engineered hardwood floors, led light through out. The gourmet kitchen boasts quartz countertops, stainless steel appliances, large island, chimney hood and upgraded gas stove, high-quality custom cabinetry. Upstairs, the primary suit serves as a luxurious retreat with spa-like ensuite, walk-in closet, while additional 2 bedrooms offer ample space for family and guests, plus a bonus room perfect for family movie night. Outside, the expansive deck landscaped yard, perfect for summer BBQs, relaxing with a morning coffee.

Built in 2020

### Essential Information

MLS® #	E4423945
Price	\$614,500
Bedrooms	4



Bathrooms	3.00
Full Baths	3
Square Footage	2,274
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	455 41 Avenue
Area	Edmonton
Subdivision	Maple Crest
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2G2

### **Amenities**

Amenities	Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Guest Suite, No Animal Home, No Smoking Home, Smart/Program. Thermostat, HRV System, Rooftop Deck/Patio
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
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Exterior Features	Fenced, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Julia Kiniski, St. Kateri
Middle	Hardisty School, FMT
High	McNally School

### **Additional Information**

Date Listed	March 4th, 2025
Days on Market	34
Zoning	Zone 30

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Listing information last updated on April 7th, 2025 at 4:47am MDT