

## \$425,000 - 3939 6 Street, Edmonton

MLS® #E4426223

**\$425,000**

3 Bedroom, 2.50 Bathroom, 1,339 sqft

Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

Welcome to this fully-finished 2 story duplex with over 1700 sqft of living space in the nature-filled community of Maple Crest. Offering the perfect blend of style, comfort, and convenience, this home is ideal for families, first-time buyers, or investors. Step into an open and inviting main floor, where the spacious living room features a cozy fireplace, perfect for entertaining. The modern kitchen boasts granite countertops, ample cabinetry, a corner pantry, and sleek appliances, and powder room. Upstairs, you'll find three generously sized bedrooms, including a primary suite with an ensuite bath, plus an additional full bathroom. Enjoy the added perks of hardwood, tile, and carpet flooring, front & back landscaping, a fully fenced backyard, and a rear deck—ideal for outdoor relaxation, plenty of parking with a front attached garage, and parking pad. Easy access to parks, schools, shopping, and major roadways. Don't miss out on this incredible opportunity!

Built in 2013

### Essential Information

MLS® # E4426223

Price \$425,000

Bedrooms 3



|                |               |
|----------------|---------------|
| Bathrooms      | 2.50          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,339         |
| Acres          | 0.00          |
| Year Built     | 2013          |
| Type           | Single Family |
| Sub-Type       | Half Duplex   |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 3939 6 Street |
| Area        | Edmonton      |
| Subdivision | Maple Crest   |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6T 0T5       |

### Amenities

|           |  |
|-----------|--|
| Amenities | Off Street Parking, Deck, Vinyl Windows, See Remarks |
| Parking   | Single Garage Attached                               |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Fan-Ceiling, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      March 18th, 2025

Days on Market                45

Zoning                              Zone 30

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Listing information last updated on May 2nd, 2025 at 1:02am MDT