

Courtesy Of Ricky Singh Of MaxWell Polaris

## **\$499,900 - 3704 2 St, Edmonton**

MLS® #E4417807

**\$499,900**

3 Bedroom, 2.50 Bathroom, 1,581 sqft  
Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

Welcome to this Bright & Stunning open layout property located in the community of MAPLE CREST. Home features a desirable 9-foot ceiling on the main floor, encompassing huge living and dining area, along with a gorgeous kitchen with stainless steel appliances & quartz countertop. As you enter, you'll be greeted by a spacious living area with a cozy fireplace with kitchen & a half washroom. Upstairs, you'll find a primary bedroom complete with an ensuite bathroom and a walk-in closet. Two additional bedrooms and another full bathroom, as well as convenient upstairs laundry facilities, complete the upper level. The basement is unfinished, offering endless potential for customization & has HRV system. Outside, the backyard has a good size deck & is landscaped with a low-maintenance garden. This property also includes a detached double car garage, adding both convenience and charm to this exceptional home. Quick access to Anthony henday drive. Very close to Rec centre, Shopping centres, schools & parks. MUST SEE!!



Built in 2021

### **Essential Information**

MLS® #	E4417807
Price	\$499,900

Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,581
Acres	0.00
Year Built	2021
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	3704 2 St
Area	Edmonton
Subdivision	Maple Crest
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2L8

### **Amenities**

Amenities	Ceiling 9 ft., Deck, Detectors Smoke, No Animal Home, No Smoking Home, HRV System
Parking	Double Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	See Remarks
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
----------	-------------

Exterior Features	Back Lane, Landscaped, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	A.BLAIR MCPHERSON
Middle	FATHER MICHAEL TROY CATHOL
High	DR. FRANCIS WHISKEYJACK

### **Additional Information**

Date Listed	January 13th, 2025
Days on Market	58
Zoning	Zone 30

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on March 12th, 2025 at 6:32pm MDT