

## \$455,000 - 3518 9 Street, Edmonton

MLS® #E4452332

**\$455,000**

4 Bedroom, 3.00 Bathroom, 1,609 sqft

Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

In the heart of Maple Crest! This 4 bedroom, 4 bathroom homes offers over 1600sq/ft of living space and with a fully finished basement.

Enjoy the open concept layout with a beautiful bright chefs kitchen with quartz counters, large island and spacious outdoor area to take the entertaining outdoors. Upgrades include newer appliances, vanities, carpets, front landscaping, hot water tank, furnace and more. With upstairs laundry, a bonus room, a primary bedroom with a spa style ensuite, and a basement that has a family room, bedroom and bathroom, this fabulous home has it all!

Let's not forget lots of storage and a double attached garage. In a family friendly neighbourhood close to great schools, walking trails, restaurants, shopping and transit. This is a great home in an ideal location!

Built in 2015

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4452332  |
| Price          | \$455,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 2         |
| Square Footage | 1,609     |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 2015          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 3518 9 Street |
| Area        | Edmonton      |
| Subdivision | Maple Crest   |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6T 0S5       |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, Detectors Smoke  |
| Parking   | Double Garage Attached |

### Interior

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

### Exterior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                           |
| Exterior Features | Fenced, Landscaped, Playground Nearby, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                                      |
| Construction      | Wood, Vinyl                                                           |
| Foundation        | Concrete Perimeter                                                    |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 10th, 2025 |
| Days on Market | 50                |

Zoning

Zone 30

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Listing information last updated on September 29th, 2025 at 10:32am MDT