

## \$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                46

Zoning                            Zone 30

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