

## \$539,900 - 252 39 Avenue, Edmonton

MLS® #E4456371

**\$539,900**

4 Bedroom, 3.50 Bathroom, 1,648 sqft

Single Family on 0.00 Acres

Maple Crest, Edmonton, AB

Welcome to this beautiful upgraded duplex with FINISHED Basement that perfectly blends modern style with comfort and convenience. Enjoy the convenience of a SEPARATE ENTRANCE to the BASEMENT with a SECOND KITCHEN & a Separate Laundry—ideal for extended family. Main floor features a spacious living room with a cozy electric fireplace, dining Area , Elegant kitchen with pantry and stainless steel appliances. Upstairs features 3 bedrooms including the primary with an ensuite bathroom and walk in closet. Convenient second floor laundry, BONUS room and two other good sized bedrooms and full 3 pc bath. Close to all amenities including shopping center, movie theatre, Rec Center, Restaurants, and MAJOR transportation Highway routes like the Anthony Henday and the Whitemud.

Built in 2021

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4456371  |
| Price          | \$539,900 |
| Bedrooms       | 4         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,648     |



|            |               |
|------------|---------------|
| Acres      | 0.00          |
| Year Built | 2021          |
| Type       | Single Family |
| Sub-Type   | Half Duplex   |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |               |
|-------------|---------------|
| Address     | 252 39 Avenue |
| Area        | Edmonton      |
| Subdivision | Maple Crest   |
| City        | Edmonton      |
| County      | ALBERTA       |
| Province    | AB            |
| Postal Code | T6T 1J2       |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | On Street Parking, No Smoking Home |
| Parking   | Double Garage Attached             |

### Interior

|                   |                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                             |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Stacked Washer/Dryer, Washer, Window Coverings, Refrigerators-Two, Stoves-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                    |
| Stories           | 3                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                          |
| Basement          | Full, Finished                                                                                                                               |

### Exterior

|                   |                                                |
|-------------------|------------------------------------------------|
| Exterior          | Wood, Vinyl                                    |
| Exterior Features | Landscaped, Playground Nearby, Shopping Nearby |
| Roof              | Asphalt Shingles                               |
| Construction      | Wood, Vinyl                                    |
| Foundation        | Concrete Perimeter                             |

### Additional Information

|             |                     |
|-------------|---------------------|
| Date Listed | September 5th, 2025 |
|-------------|---------------------|

Days on Market 12

Zoning Zone 30

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Listing information last updated on September 17th, 2025 at 6:47pm MDT